



GRASSROOTS
REALTY GROUP

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261 Harvest Rose Circle NE
Calgary, Alberta

MLS # A2207031



\$629,000

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,349 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: none

This move-in ready home boasts a 25.5' x 23.5", heated, insulated, fully finished oversized double garage with vaulted ceilings, multiple skylights, ceiling fans, air hose hookups, 220v outlet, extensive cabinetry, and separate storage room-the ultimate for the handy man! The house itself has many upgrades featuring a stunning chef's grade kitchen! Enter to a bright, 2 storey foyer bathed in south light. To the left is a formal dining area and across the back is the stunning kitchen, breakfast nook, and family room with gas fireplace. Upstairs, there are 3 bedrooms and 2 full baths-one of which is the master ensuite. Downstairs, the fully finished lower level boasts an amazing laundry room plus a huge rec room. Out back, the fully landscaped rear yard has a huge deck plus a large storage shed. Did I mention the amazing garage? From this location, you can walk to the Harvest Hills Crossing shopping center featuring T&T supermarket and enjoy the easy access provided by bus route #300 just out back, taking you to the airport and downtown! This is a wonderful home ready for the next family to enjoy! Don't miss out!