



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**166 Harvest Rose Circle NE**  
**Calgary, Alberta**

**MLS # A2210803**



**\$564,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,434 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Private, Rectang		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Shed

\*\*\* OPEN HOUSE Saturday June 14th 1-3pm \*\*\* Welcome Home!!! This 1434 sq ft 2 storey is nestled in the sough after community of Harvest Hills! When you step into this home you can tell it's been well taken care of. Vinyl Plank flows throughout the entire home. Greet your guests in the large entrance way, which opens into the large kitchen and living room area. The kitchen has lots of counter and cupboard space, a pantry and breakfast bar. The living room has large windows to let the light in. main floor is capped of with a powder room. head upstairs, both up and down stair cases has vinyl plank installed. The upstairs has 3 bedrooms and a large bonus room, great spot to unwind before bed. The large master bedroom has a 4 piece ensuite and walk in closet. there is another 4 piece bathroom to cap off the upper floor. Outside we have a large deck in your private backyard, perfect for BBQ'ing with your friends. the front yard has a front porch that has ben enclosed and an attached single garage. Brand new windows installed last year and the roof is only 2 years old. easy walk to T&T Supermarket, shopping and restaurants. This place is perfect for a family, or first time homebuyer! don't miss out!!