

261 Harvest Rose Circle NE  
Calgary, Alberta

MLS # A2207031



**\$629,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows		

**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!