



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**166 HARVEST ROSE Circle, Calgary T3K 4M7**

MLS®#: **A2148811**

Area: **Harvest Hills**

Listing Date: **07/26/24**

List Price: **\$587,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1997**

Lot Information

Lot Sz Ar: **3,595 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,434**  
Low Sqft:  
Ttl Sqft: **1,434**

DOM

**52**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,No Neighbours Behind,Landscaped,Street Lighting,Private,Rectangular Lot**  
Park Feat: **Driveway,Garage Door Opener,Insulated,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Concrete,Stone,Vinyl Siding**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Smoking Home,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`8" x 8`9"	Living Room	Main	8`0" x 11`2"
Dining Room	Main	7`7" x 9`9"	Kitchen	Main	11`0" x 15`5"
Bedroom - Primary	Upper	10`10" x 13`7"	Bedroom	Upper	9`0" x 9`2"
Bedroom	Upper	8`10" x 9`2"	Bedroom	Upper	10`6" x 16`10"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Main	
4pc Ensuite bath	Upper				

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9412480**

Zoning:  
**R-C2**

Remarks

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Pub Rmks: **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!!**

Inclusions: **none**  
Property Listed By: **CIR Realty**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**