



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 HARVEST ROSE Circle, Calgary T3K4M5**

MLS®#: **A2179975**

Area: **Harvest Hills**

Listing Date: **11/23/24**

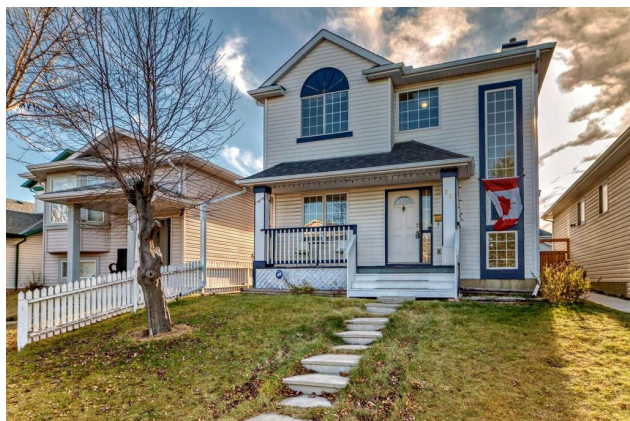
List Price: **\$578,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1995**

Lot Information

Lot Sz Ar: **3,498 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,385**  
Low Sqft:  
Ttl Sqft: **1,385**

DOM

**60**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Garden**  
Park Feat: **Additional Parking,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Dog Run,Garden,Private Yard**

Construction: **Vinyl Siding,Wood Frame,Wood Siding**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bookcases,Ceiling Fan(s),Central Vacuum,High Ceilings,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Office	Main	34`5" x 33`8"
2pc Bathroom	Main	27`4" x 9`7"
Living Room	Main	38`3" x 39`1"
Bedroom	Second	28`9" x 39`8"
Bedroom	Second	29`3" x 35`10"
Bedroom	Basement	27`11" x 35`3"
3pc Bathroom	Basement	17`0" x 17`9"

Room	Level	Dimensions
Kitchen	Main	35`6" x 27`8"
3pc Ensuite bath	Second	16`8" x 21`7"
Bedroom - Primary	Second	45`1" x 32`0"
Dining Room	Main	36`11" x 25`5"
4pc Bathroom	Second	16`2" x 24`4"
Bedroom	Basement	29`6" x 40`5"
Kitchen	Basement	18`4" x 17`3"

**Family Room**

**Basement**

**22`5" x 48`5"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9412480**

Zoning:  
**DC**

Remarks

Pub Rmks:

**Welcome to this charming 2 storey single detached home with fully finished basement in Harvest Hills. Nestled in a quiet cul-de-sac, boasting over 1900 sf living area, this home offers you with comfort and privacy while still being conveniently located. \*| 3 bed up + 2 Bed down + 1 Den/Office/Bedroom main + Oversized Double detached Garage |\* As arrival, front covered porch great for a morning coffee, as entering ,a den/office with a French door on the left, through the vaulted ceiling hall way, an open concept family room with gas fireplace, functional kitchen and cozy dining area are Sunny and Bright all-day long. A 2 pc powder room finishes the main. The upper level offers Primary bedroom with 3 pc ensuite and 2 good sized bedrooms with 4 pc bathroom (with skylight window). Need more space? The basement is fully finished with two bedrooms and 3 pc bathroom. A wet bar/mini kitchen with eating area. The SOUTH facing backyard is garden lover's treasure and a family fun place. Close to a variety of amenities, including shopping centers T&T supermarket, a recreation center, a theater, golf courses, and professional services. Minutes to schools, parks, transit and Library. Easy access to Country Hills Blvd, Deerfoot Trail and Stoney Trail. Property is vacant and move-in ready. Quick possession is available! Call your favorite Realtor and move to your new home before the holiday season.**

Inclusions:  
Property Listed By:

**Fridge and Microwave in Basement**  
**Everest Realty and Property Management Corp.**

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







