



THE
A-TEAM

**RE/MAX
FIRST**

23 HARVEST ROSE Circle, Calgary T3K4M5

MLS®#: **A2179975**

Area: **Harvest Hills**

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

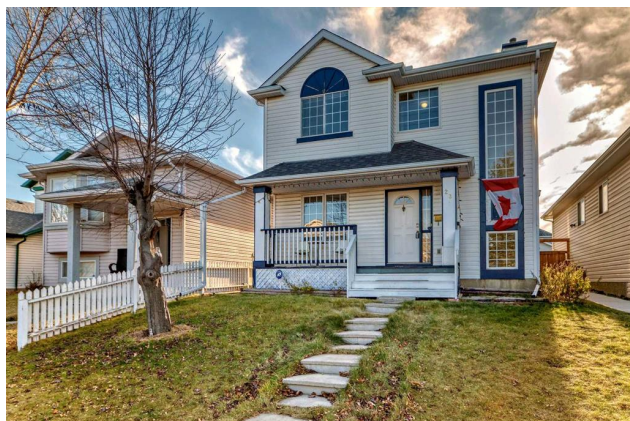
List Price: **\$578,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

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

Lot Information

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

DOM

28
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

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

Parking

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

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	Room	Level	Dimensions
Office	Main	10`6" x 10`3"	Kitchen	Main	10`10" x 8`5"
2pc Bathroom	Main	8`4" x 2`11"	3pc Ensuite bath	Second	5`1" x 6`7"
Living Room	Main	11`8" x 11`11"	Bedroom - Primary	Second	13`9" x 9`9"
Bedroom	Second	8`9" x 12`1"	Dining Room	Main	11`3" x 7`9"
Bedroom	Second	8`11" x 10`11"	4pc Bathroom	Second	4`11" x 7`5"
Bedroom	Basement	8`6" x 10`9"	Bedroom	Basement	9`0" x 12`4"
3pc Bathroom	Basement	5`2" x 5`5"	Kitchen	Basement	5`7" x 5`3"

Family Room

Basement

6`10" x 14`9"

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







