

348 HARVEST ROSE Circle, Calgary T2K 4P6

MLS®#: A2181690 **Harvest Hills** Listing 11/29/24 List Price: **\$515,000** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached City/Town: Calgary

Finished Floor Area 1997 Year Built: Abv Saft: 1,015 **Lot Information** Low Sqft:

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

3 (3)

4

2

2.0 (2 0)

4 Level Split

85

Lot Sz Ar: Ttl Sqft: 1,015 3,100 sqft

Lot sizes were taken Lot Shape:

from CREB MAPS and reflect the curved width at the front and the slightly longer side yard. The lot is an irregular

shaped

Access:

Lot Feat: Back Lane, Back Yard, Irregular Lot, Landscaped, See Remarks

Park Feat: **Double Garage Detached**

Utilities and Features

Asphalt Shingle Roof:

Heating: Forced Air, Natural Gas Sewer:

Ext Feat: None

Kitchen Appl: None Int Feat: See Remarks

Utilities:

Fnd/Bsmt:

Ceramic Tile, Laminate

Construction:

Vinyl Siding

Water Source:

Flooring:

Poured Concrete

Room Information

Room Kitchen Bedroom - Primary Bedroom	<u>Level</u> Main Upper Upper	Dimensions 10`11" x 9`3" 13`7" x 9`11" 11`6" x 7`8"	Room Living Room Bedroom Dining Room	<u>Level</u> Main Upper Main	Dimensions 13`0" x 11`11" 8`9" x 7`5" 9`8" x 9`1"
Family Room 4pc Ensuite bath	Basement Upper	22`11" x 18`11" 0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
The Ellowite Matil	abbe.		Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R-CG			
Legal Desc:	9611289				
			Remarks		
Pub Rmks:	Your chance to own this nicely situated 4-LEVEL SPLIT DETACHED HOME WITH DOUBLE DETACHED GARAGE. With 3 bedrooms, at least 2 full washrooms (main and ensuite baths), this home offers ample room for a family. UNFORTUNATELY THERE IS NO ACCESS AT THE PRESENT TIME, THIS IS A JUDICIAL SALE AND ALL OFFERS MUST BE SUBJECT TO COURT ACCEPTANCE, POSSESSION TO BE DETERMINED BY THE COURT, PROPERTY IS SOLD "AS-IS, WHERE IS" WITHOUT ANY WARRANTIES OR REPRESENTATIONS, AND SCHEDULE A MUST BE ATTACHED TO ALL OFFERS. Kindly do not walk on the property until access has been granted.				
Inclusions:	N/A		, , , , , , , , , , , , , , , , , , , ,		•
Property Listed By:	RE/MAX Real Estate (C	Central)			

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