



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**152 HARVEST GOLD Circle, Calgary T3K4H4**

MLS®#: **A2205108**

Area: **Harvest Hills**

Listing Date: **03/24/25**

List Price: **\$578,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,379 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,282**  
Low Sqft:  
Ttl Sqft: **1,282**

DOM

**30**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Street Lighting,Treed**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Dog Run,Playground**

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

Kitchen Appl: **ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Garage Control(s),Humidifier,Microwave Hood Fan,Stove(s),Washer/Dryer,Window Coverings**

Int Feat: **Ceiling Fan(s),High Ceilings,No Smoking Home,Open Floorplan,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	
Foyer	Main	6`0" x 11`6"
Living Room	Main	12`10" x 13`1"
4pc Bathroom	Second	
Flex Space	Second	6`11" x 8`0"
Game Room	Basement	19`10" x 27`11"

Room	Level	Dimensions
Dining Room	Main	11`1" x 7`9"
Kitchen	Main	10`3" x 11`6"
Office	Main	10`0" x 9`8"
Bedroom	Second	10`1" x 9`9"
Bedroom - Primary	Second	11`0" x 13`11"
Furnace/Utility Room	Basement	8`11" x 15`2"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**9310626**

Remarks

Pub Rmks:

**Welcome to this beautiful WELL MAINTAINED, two-story home nestled in a peaceful cul-de-sac. This well-designed home, with CENTRAL AIR CONDITIONING features two spacious bedrooms plus a versatile flex room upstairs, perfect for a home office, playroom, or extra bedroom, which also leads out to an adorable front deck! The main floor boasts an open-concept layout, seamlessly connecting the living room, kitchen, and dining area—ideal for entertaining. A den on the main floor offers additional space and could be used as another bedroom. The basement is a blank slate, ready for your creative vision—whether it's a rec room or additional living space. Basement does have a Murphy bed, which is included. The home is equipped with central air conditioning and nearly new appliances, ensuring year-round comfort. Step outside to the fenced backyard, overlooking a GREEN SPACE, where you'll find a detached garage with a built-in, HEATED dog grooming salon—complete with running WATER, and laundry! This unique space can easily be transformed into a workshop or have other uses. Yet, there still remains space to park your car, plus store the toys and bikes! This home has had numerous upgrades over the past few years, with some new eavestrough, new hot water tank, new electrical panel, new humidifier, new roof (2024), bathrooms Reno'd, too many items to mention...must be seen. Located in a fantastic neighborhood with great neighbors, this home is within walking distance to schools, transit, and parks. Don't miss this incredible opportunity—schedule your viewing today with your favorite Realtor!**

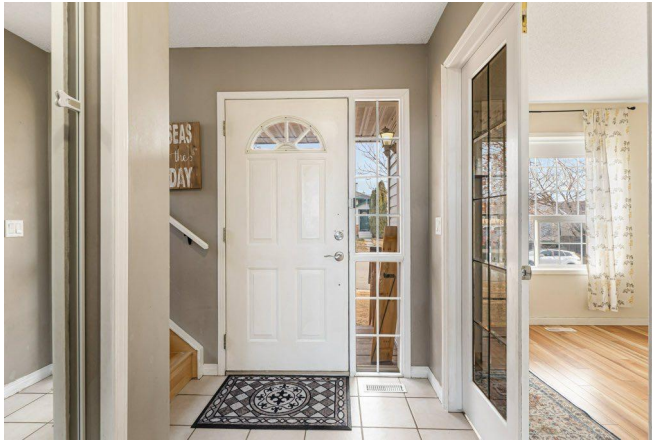
Inclusions:  
Property Listed By:

**Central Air Conditioner, 2 TV Wall Mounts, Murphy Bed in basement  
RE/MAX ACA Realty**

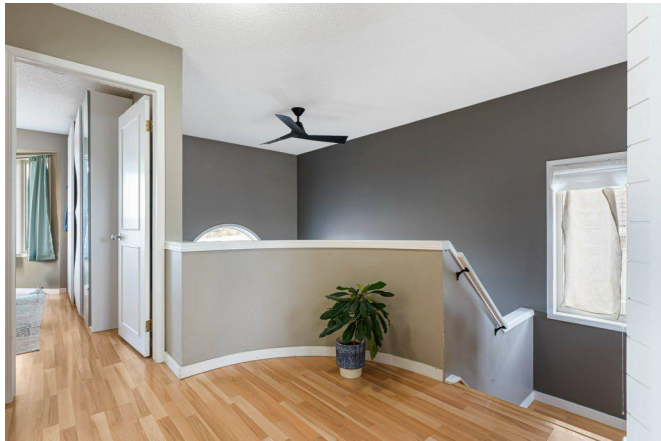
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







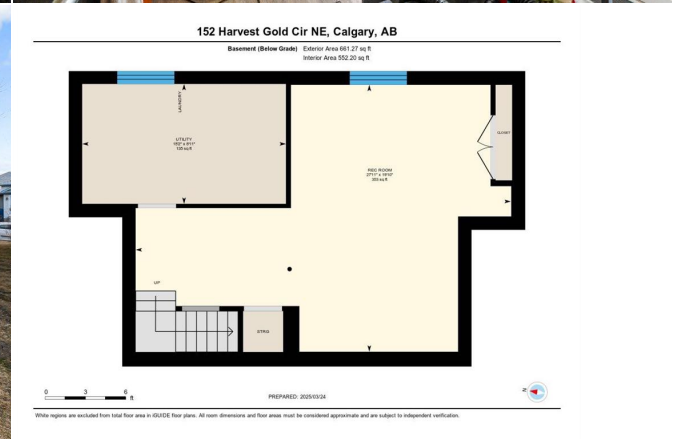
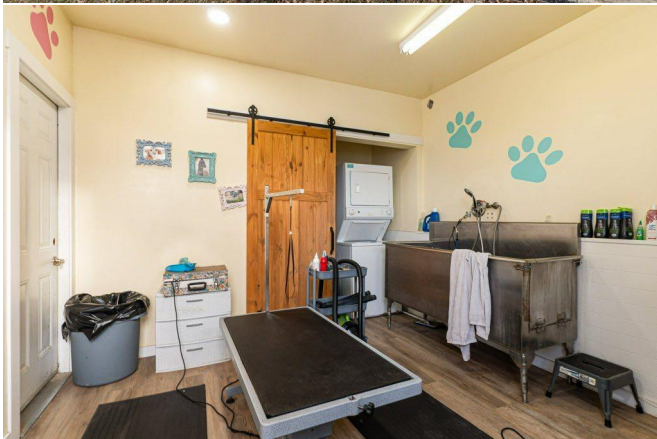
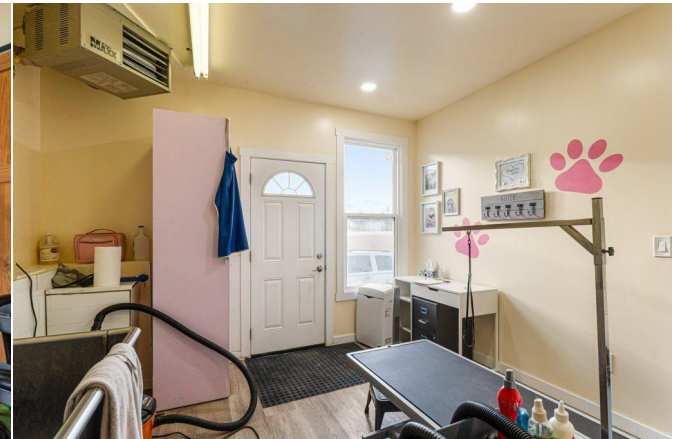
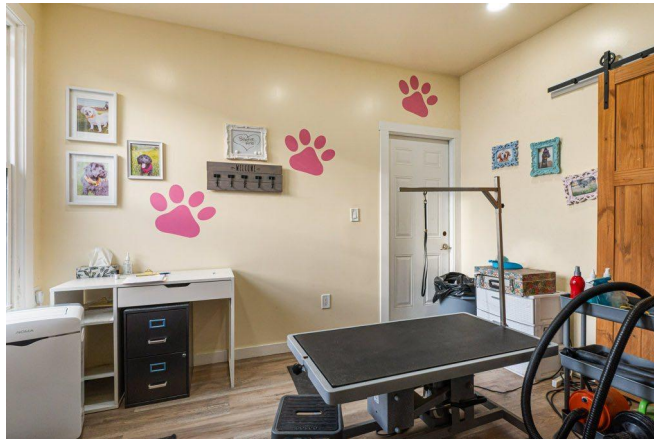












152 Harvest Gold Cir NE, Calgary, AB

Main Floor Exterior Area 710.61 sq ft  
Interior Area 847.73 sq ft



PREPARED: 2025/03/24

White regions are excluded from total floor area in USIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

152 Harvest Gold Cir NE, Calgary, AB

2nd Floor Exterior Area 572.31 sq ft  
Interior Area 511.05 sq ft  
Excluded Area 113.29 sq ft



PREPARED: 2025/03/24

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