



THE
A-TEAM

**RE/MAX
FIRST**

261 HARVEST ROSE Circle, Calgary T3K 4P5

MLS® #: **A2207031**

Area: **Harvest Hills**

Listing Date: **03/31/25**

List Price: **\$629,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**
Lot Information
Lot Sz Ar: **3,519 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,348**
Low Sqft:
Ttl Sqft: **1,348**

DOM

20
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane, Back Yard**

Park Feat: **220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Oversized, Workshop in Garage**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **9611289**

Zoning: **R-CG**

Remarks

Pub Rmks: **This move-in ready home boasts a 25.5' x 23.5", heated, insulated, fully finished oversized double garage with vaulted ceilings, multiple skylights, ceiling fans, air**

hose hookups, 220v outlet, extensive cabinetry, and separate storage room-the ultimate for the handy man! The house itself has many upgrades featuring a stunning chef's grade kitchen! Enter to a bright, 2 storey foyer bathed in south light. To the left is a formal dining area and across the back is the stunning kitchen, breakfast nook, and family room with gas fireplace. Upstairs, there are 3 bedrooms and 2 full baths-one of which is the master ensuite. Downstairs, the fully finished lower level boasts an amazing laundry room plus a huge rec room. Out back, the fully landscaped rear yard has a huge deck plus a large storage shed. Did I mention the amazing garage? From this location, you can walk to the Harvest Hills Crossing shopping center featuring T&T supermarket and enjoy the easy access provided by bus route #300 just out back, taking you to the airport and downtown! This is a wonderful home ready for the next family to enjoy! Don't miss out!

Inclusions:

Property Listed By:

RE/MAX House of Real Estate

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





