

23 harvest rose Circle NE  
Calgary, Alberta

MLS # A2179975



**\$578,000**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Garden		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full, Suite

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame, Wood Siding

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home

**Inclusions:** Fridge and Microwave in Basement

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 dinning 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.