

## 15 Harvest Rose Circle NE Calgary, Alberta

**MLS # A2236665**



# \$550,000

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Harvest Hills          |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,225 sq.ft.           | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.08 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane              |               |                   |

|                    |                          |                   |      |
|--------------------|--------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Laminate   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home           |                   |      |

**Inclusions:** none

MODERN & BRIGHT - 3 BEDROOM, one and half BATH Single House WITH DOUBLE Attached GARAGE, Back Lane RV Access AND fully fenced. This beautifully designed home welcomes you in with a lovely main living area that features big window, easy-care flooring. The large living room and dining area offer lots of room for family and entertaining, with a wonderful open area kitchen. Highlights of the very functional kitchen include nice appliances, and a big pantry with lots of space. Fully fenced back yard, deck, patio and Back lane access!! The nicely garden yard offers a natural space. You'll find 3 good sized bedrooms including a spacious primary bedroom that can accommodate a queen-sized bed and offers a walk-in closet. There's great potential for additional living space in the full basement. Located in the beautiful neighborhood of Harvest Hill ,close to shopping area, tennis ground, major routes, and bus stops. Exceptional value, clean, and well-maintained; this is a home you must see!