

173 Harvest Rose Circle NE Calgary, Alberta

MLS # A2339219



\$599,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,579 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Bar Fridge in garage		

Absolutely immaculate, impeccably maintained home, you will not be disappointed!! Every square inch of this property screams incredible pride of ownership!! Extensive upgrades and renovations make this home an absolute must to see! The super open main floor plan features a bright, sunny living room with vaulted ceilings, dining room with bayed window, renovated kitchen with newer stainless steel appliances, quartz countertops and walk in pantry. Moving up to the upper level you will find a huge primary suite with adjacent sitting room…so many possibilities here…cozy den, nursery or home office. The second bedroom on this level is ideal for guests, office or child’s bedroom. The renovated bath boasts double sinks, quartz countertops and a walk in shower. The 3rd level walkout is fully above grade with a separate entrance and features a massive family room with gas fireplace and updated 4 piece bath, again with quartz countertops! Moving down to the lower level you will find a private retreat consisting of 3rd bedroom, cozy sitting room and coffee station with bar fridge and microwave…a teenager’s dream or the perfect guest quarters. Some of the many updated features throughout this home are newer luxury vinyl plank flooring and carpet, baseboards and trim, paint, light fixtures, window coverings, kitchen and bathroom cabinetry, countertops, taps and faucets, all Poly-B piping replaced by Pex, complete exterior redo in 2024 of siding, shingles, eavestroughs and garage doors, poured concrete and aggregate walkways front and rear 2022, new central air conditioning system 2023, gorgeous new deck with natural gas quick connect and side storage shed 2021 and new fence on east side 2023! This layout and floor plan lends itself to creating 2 separate living quarters, perhaps for rental income or multigenerational living. All

of this and the icing on the cake is the Mechanic's dream oversized double detached garage, heated, insulated and drywalled with ceiling exhaust fan and 110/220 volt outlets. This incredible property is located just minutes from the airport and all amenities and must be seen to be appreciated fully!!!