



**86 Harvest Rose Circle NE
Calgary, Alberta**

MLS # A2304510



\$589,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,288 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, See Remarks, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to this beautiful and well-cared 1288sf. A total of 5 bedrooms and 2 1/2 baths. A separate side entrance to the fully developed basement, the fully developed basement area is (640sf) for a total of 1928sf of combined living area. This 2-storey home is about 80% renovated. Such as: Brand new asphalt shingles, siding on both the house and the garage. Brand-new kitchen cabinets & quartz countertops, the same countertop on the central island, quartz vanities, and all 3 bathrooms are brand new (except the bathtubs). Brand new blinds, light fixtures, hardware, floor tiles, vinyl plank floors (except the laminate floors), all in neutral/modern colours. Brand-new fridge, hood fan and stove. Over-size detached garage (24'x24') with extended height door, insulation & dry-wall, including Brand new garage door opener, also newly painted, fenced yard. The seller spent close to \$60,000 in renovation. No one has lived there since the renovation was completed. This home is just minutes to the TNT shopping centre, Highway #2/Stoney Trail, yet it is situated on a quiet CIRCLE, 10 minutes to the YYC airport. Ready for a lucky family to move in now!