



**42 Harvest Rose Place NE  
Calgary, Alberta**

**MLS # A2307859**



**\$529,900**

<b>Division:</b>	Harvest Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Pie S		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Bookcases, French Door, Laminate Counters, Open Floorplan		

**Inclusions:** N/A

Welcome to this charming 2-storey detached home nestled on a quiet cul-de-sac in the established community of Harvest Hills. Situated on a large pie-shaped lot, this property offers exceptional outdoor space—perfect for families and entertaining. Inside, you’ll find over 1,200 sq ft above grade featuring a bright and functional layout with soaring vaulted ceilings, a spacious living room with a cozy gas fireplace, and a kitchen with ample storage and a central island. A versatile main floor flex room can easily serve as a home office or potential third bedroom. Upstairs offers two well-sized bedrooms, including a generous primary retreat, along with a full bathroom and loft space ideal for a workspace or reading nook. The AC unit will provide cool comfort during hot summer nights. The unfinished basement provides a blank canvas for future development, allowing buyers to add value over time. Step outside to enjoy the expansive backyard, complete with a deck and plenty of room to garden, play, or relax—an increasingly rare find at this price point. Located just minutes from shopping, schools, parks, transit, and major roadways, this home delivers unbeatable convenience for daily living. Recent improvements include solar panels for energy efficiency, hail-resistant shingles, and select updated windows at the rear of the home, offering added peace of mind and long-term savings. Whether you’re a first-time buyer or someone looking for a detached home at an accessible price, this is an opportunity you won’t want to miss.