



GRASSROOTS
REALTY GROUP

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42 Harvest Rose Circle NE
Calgary, Alberta

MLS # A2313330



\$499,999

Division:	Harvest Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,016 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, On Street, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Welcome to 42 Harvest Rose Circle NE, a WELL MAINTAINED and thoughtfully UPDATED BUNGALOW offering excellent value in Harvest Hills. With OVER \$70,000 IN RENOVATIONS completed in recent years, this home has been extensively updated inside and out and is in MOVE IN READY CONDITION. At \$520,000, this is a STRONG VALUE for a DETACHED HOME with this level of finish, layout, and outdoor space, all located on a QUIET STREET away from busy roads. The main floor features VAULTED CEILINGS, LARGE WINDOWS, and an OPEN CONCEPT layout that creates a bright and spacious feel throughout. The living, dining, and kitchen areas flow together seamlessly, while a large FLEX SPACE on the main floor offers options for a formal dining room, home office, or additional sitting area. The UPDATED KITCHEN is a standout with QUARTZ COUNTERTOPS, updated appliances, quality cabinetry, and excellent counter space. HARD SURFACE FLOORING runs throughout the home with NO CARPET anywhere, creating a clean modern feel that continues through both levels. The PRIMARY BEDROOM is spacious and includes a WALK IN CLOSET, while the MAIN BATHROOM has been beautifully updated with TILE SURROUND, QUARTZ COUNTERTOP, VESSEL SINK, updated vanity, and modern fixtures. A second bedroom completes the main floor. The FULLY DEVELOPED BASEMENT offers a LARGE FAMILY ROOM with excellent entertaining space, a WET BAR finished to match the kitchen with matching CABINETRY and QUARTZ COUNTERS, a spacious THIRD BEDROOM, great STORAGE, and a large LAUNDRY ROOM with a SINK. Outside, the home continues to impress with strong CURB APPEAL, healthy front and back sod, WHITE VINYL FENCING, and a PRIVATE BACKYARD space designed for enjoyment. The

COMPOSITE DECK and patio area create a great place to relax or entertain, while the rear yard offers excellent PARKING and space for a FUTURE GARAGE if desired. Additional updates include VINYL WINDOWS throughout, FRESH PAINT, and quality interior and exterior improvements that make this home feel much newer than its age. One of the better laid out bungalows in the area, this home offers SPACE, FUNCTION, and MOVE IN READY CONDITION that YOU will appreciate.