

# \$610,000 - 261 Harvest Rose Circle Ne, Calgary

MLS® #A2207031

**\$610,000**

3 Bedroom, 3.00 Bathroom, 1,349 sqft

Residential on 0.08 Acres

Harvest Hills, Calgary, Alberta

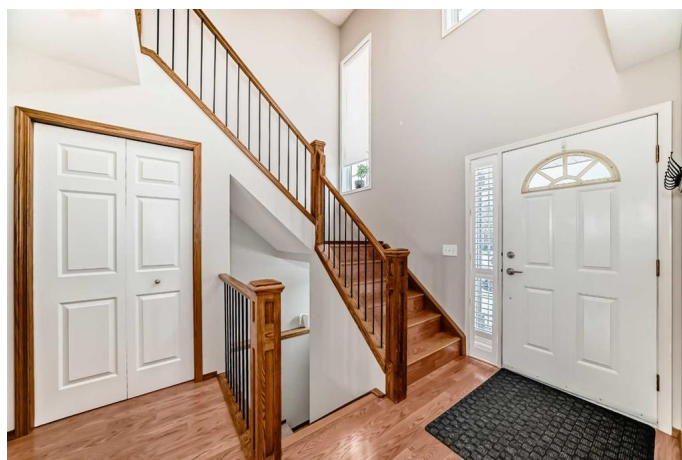
Back on the market due to buyers not being able to get financing. This move-in ready home boasts a 25.5' x 23.5", heated, insulated, fully finished oversized double garage with vaulted ceilings, multiple skylights, ceiling fans, air hose hookups, 220v outlet, extensive cabinetry, and separate storage room-the ultimate for the handy man! The house itself has many upgrades featuring a stunning chef's grade kitchen! Enter to a bright, 2 storey foyer bathed in south light. To the left is a formal dining area and across the back is the stunning kitchen, breakfast nook, and family room with gas fireplace. Upstairs, there are 3 bedrooms and 2 full baths-one of which is the master ensuite. Downstairs, the fully finished lower level boasts an amazing laundry room plus a huge rec room. Out back, the fully landscaped rear yard has a huge deck plus a large storage shed. Did I mention the amazing garage? From this location, you can walk to the Harvest Hills Crossing shopping center featuring T&T supermarket and enjoy the easy access provided by bus route #300 just out back, taking you to the airport and downtown! This is a wonderful home ready for the next family to enjoy! Don't miss out!

Built in 1996

## Essential Information

MLS® # A2207031

Price \$610,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,349
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	261 Harvest Rose Circle Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4P5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, 220 Volt Wiring, Insulated, Oversized, Workshop in Garage
# of Garages	2

### Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	60
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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