

# \$700,000 - 7 Harvest Rose Gardens Ne, Calgary

MLS® #A2208650

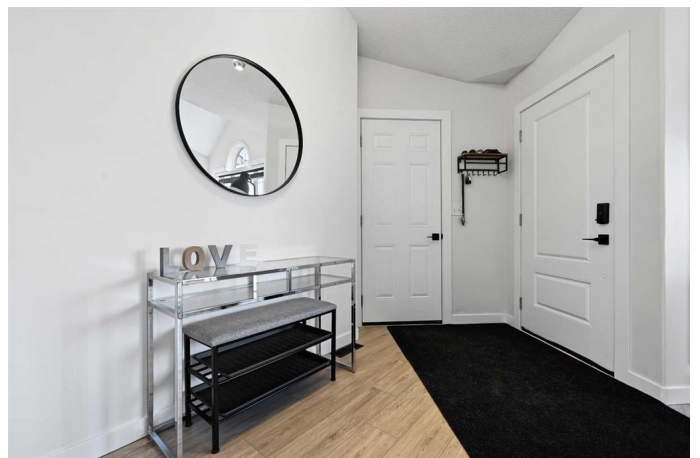
**\$700,000**

4 Bedroom, 3.00 Bathroom, 1,296 sqft  
Residential on 0.13 Acres

Harvest Hills, Calgary, Alberta

COME JOIN US AT OUR OPEN HOUSE THIS FRIDAY APRIL 25 FROM 4-7PM AND SATURDAY APRIL 26 FROM 12-3PM\*\* Here is the one you have been waiting for!

Completely renovated home on a quiet street with 2500 sq ft of developed space. As you enter this modern open floor plan with soaring ceilings you are guided by the Astoria luxury vinyl plank flooring throughout most of the home. Spacious living room with large bay windows letting in tons of natural light and a feature wood slat bar niche. Gorgeous brand-new kitchen with two-toned custom cabinetry, crisp white beveled subway tile, Miami vena quartz counters, upgraded stainless steel appliances, and large center island with undermount sink. Open to the dining area with a sliding door out to the large, covered deck. Head up the custom milled open railings to the large primary bedroom with walk-in closet and spa-like ensuite bathroom with tile flooring and walk-in floor to ceiling tiled 10mm glass shower. Another spacious 2nd bedroom with its own full 4-piece bathroom and convenient upper floor laundry with new Samsung Smart washer and dryer complete the well laid out upper level. Head down a few steps to the massive walk out family room with separate entrance for an illegal suite with a gas fireplace and sliding doors out the concrete patio area. Good sized 3rd bedroom and adjoining full 3-piece bathroom complete the lower level. Combined with the fully finished basement with large



bedroom and den make this a super well laid out 2 bedroom illegal suite. Complete with a very functional kitchen space with bright white cabinetry, fridge, cooktop stove, hood fan, sink and microwave. This level also features its own separate laundry. Located on a private corner lot with back lane access and fully landscaped and treed with a newer fence. Prime location close to top-rated schools, daycares, shopping, parks, playgrounds, and transit. Quick access out to Deerfoot and Stoney Trail making commuting a breeze and minutes to the airport! This home is a rare gem that offers both modern living and an exceptional investment opportunity!

Built in 1996

### **Essential Information**

MLS® #	A2208650
Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,296
Acres	0.13
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	7 Harvest Rose Gardens Ne
Subdivision	Harvest Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4H6

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, See Remarks, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	14
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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