

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

MLS® #A2208650

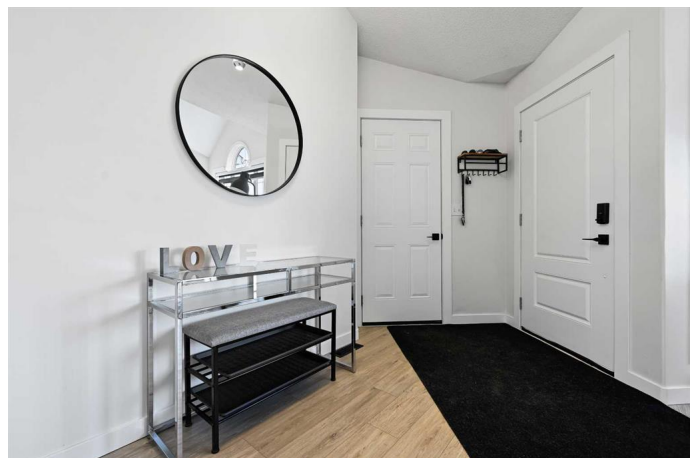
**\$700,000**

4 Bedroom, 3.00 Bathroom, 1,296 sqft

Residential on 0.13 Acres

Harvest Hills, Calgary, Alberta

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, See Remarks, Separate Entrance, Skylight(s), Storage, Vinyl Windows |
| 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          | Exterior Entry, Finished, Full, Suite, Walk-Out  |

## 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 | 7                |
| Zoning         | R-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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