

213 Harvest Gold Circle NE
Calgary, Alberta

MLS # A2183825



\$529,900

Division:	Harvest Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,060 sq.ft.	Age:	1994 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Recessed Lighting, Storage, Vaulted Ceiling(s)		

Inclusions: Attached Shelving, Desk in lower level, TV Mount(s), Shed, Freezer

OPPORTUNITY KNOCKS at a great price! Don't miss out on your chance to own this CHARMING 4-level-split home with an OVERSIZED DOUBLE GARAGE (8ft door and 220V), 3+1 bedrooms, and all this in a convenient location only steps away from local amenities, a school and parks! Highlights of this bright and open home include a VAULTED living room area with large bay windows, a spacious kitchen with newer dark SS appliances (2021) | lots of cabinets | updated lighting, lush landscaping with a custom deck & covered porch, NEW ROOF & garage siding (2024), newer HIGH EFFICIENT FURNACE (2019), an updated basement & lower level with recessed lighting | modern flooring | knock down ceiling texture | built-in shelves & desk, and the list goes on! The charming front yard greets you as you walk into the bright main level with large living/dining areas, perfect for entertaining family and friends. From the main level you will also have access to the front deck and the back yard through the side entrance. Upstairs you will discover a huge primary bedroom with a double closet and 2-piece ensuite bath, 2 more good sized bedrooms, and a full bathroom. The massive lower level offers a large family room that can easily be customized to suit your needs. The basement has a convenient storage room for those extra seasonal or bulk items, a 4th bedroom (non-egress window), another full bathroom, and a laundry/storage area with a laundry sink, in the mechanical area. Convenience is all around with quick access to groceries, shopping, restaurants, public transit, parks/pathways, and all the local amenities! Extras with this home include a shed (barn-red with white trim), a freezer in the basement, and custom shelving/desk in the lower level. Come check it out before it's gone!