



THE
A-TEAM

**RE/MAX
FIRST**

108 HARMONY Circle, Rural Rocky View County T3Z 1K8

MLS® #: **A2101233**

Area: **Harmony**

Listing Date: **01/11/24**

List Price: **\$798,649**

Status: **Active**

County: **Rocky View County**

Change: **-\$1k, 01-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

2,204

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,204

Lot Information

Lot Sz Ar:

4,750 sqft

Lot Shape:

DOM

129

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Lake,Street Lighting

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting**

Construction:

Cement Fiber Board,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsm:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator

Int Feat:

Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Smart Home,Soaking Tub,Vaulted Ceiling(s)

Utilities:

Room Information

Room

Den

Dining Room

Bedroom - Primary

Laundry

5pc Bathroom

Level

Main

Main

Upper

Upper

Upper

Dimensions

13`0" x 11`2"

13`0" x 15`0"

12`5" x 14`4"

7`11" x 5`6"

0`0" x 0`0"

Room

Great Room

2pc Bathroom

5pc Ensuite bath

Bonus Room

Bedroom

Level

Main

Main

Upper

Upper

Upper

Dimensions

17`9" x 12`11"

0`0" x 0`0"

0`0" x 0`0"

14`6" x 12`10"

10`2" x 11`7"

Bedroom	Upper	10`2" x 10`7"	Legal/Tax/Financial
Title: Fee Simple		Zoning: TBD	
Legal Desc:	1911856		Remarks
Pub Rmks:	Welcome to The Copeland 2 by Sterling Homes, the epitome of luxury! Over 2000 sq ft of living haven boasts 3 Beds, 2.5 Baths, and a double detached garage. The rear executive kitchen dazzles with open shelving and upgraded appliances, for plenty of space to live out your culinary dreams. The spacious office/den is ideal for remote work and your dream home office. Enjoy a spacious upper level with vaulted ceilings, a spacious bonus room and a luxurious primary retreat. Enjoy ample natural light, a Smart Home package and an added BBQ gas line. This is modern living at its finest. Photos are representative.		
Inclusions:	N/A		
Property Listed By:	Bode Platform Inc.		
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123			

COPELAND

Sterling
HOMES
A QUALICO Company



Main Level: 1082 sq. ft.



Upper Level: 1047 sq. ft.



sterlingcalgary.com

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