



THE
A-TEAM

**RE/MAX
FIRST**

111 HARMONY Circle, Rural Rocky View County T3Z 0G7

MLS® #: **A2107978**

Area: **Harmony**

Listing Date: **04/07/24**

List Price: **\$753,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

1,638

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,638

Lot Information

Lot Sz Ar:

4,624 sqft

Lot Shape:

DOM

42

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Interior Lot,Rectangular Lot
On Street,Parking Pad**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air

Sewer:

Other

Ext Feat:

Lighting,Rain Gutters

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl

Water Source:

See Remarks

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Range Hood,Refrigerator

Int Feat:

Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan

Utilities:

Room Information

Room

Breakfast Nook

2pc Bathroom

Bedroom

Loft

5pc Ensuite bath

Level

Main

Main

Upper

Upper

Upper

Dimensions

12`6" x 9`8"

9`4" x 10`6"

13`0" x 9`6"

Room

Great Room

Bedroom

4pc Bathroom

Bedroom - Primary

Level

Main

Upper

Upper

Upper

Dimensions

12`6" x 16`2"

9`4" x 10`6"

13`0" x 12`6"

Title:		Zoning:
Fee Simple		DC-129
Legal Desc:	1911856	

Remarks

Pub Rmks:	Welcome home to The Newport III; presented by Broadview Homes. With 1638 square feet; 3 Bedrooms, 2.5 Bathrooms, an open floor plan and luxurious finishes; The Newport III is the epitome of smart design and classic style. A welcoming front porch is part of this home's charm, and the open Kitchen, Great Room and Dining Area are perfect for entertaining. The kitchen is outfitted with stainless steel appliances, a large centre island with barstool seating, pot lights and soft close cabinetry. Upstairs holds 3 bedrooms, 2 bathrooms, a spacious bonus room and laundry! The primary bedroom is paired with a walk-in closet and 5pc ensuite bathroom with dual vanities and a tub/shower combo. Bedrooms 2 & 3 are both great sized with closet space; these share the main 4pc bathroom. The bonus room is spacious and adds to comfort of the home. The upper level laundry room is every home owner's dream as its located near all the bedrooms. Harmony is outfitted with outdoor parks, pathways and gathering space. The future Village Centre will be a hub of boutique commercial spaces, restaurants, cafés and a waterfront plaza. Hurry and book a showing at this beautiful brand new Broadview Home today!
Inclusions:	N/A
Property Listed By:	RE/MAX Crown

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

