

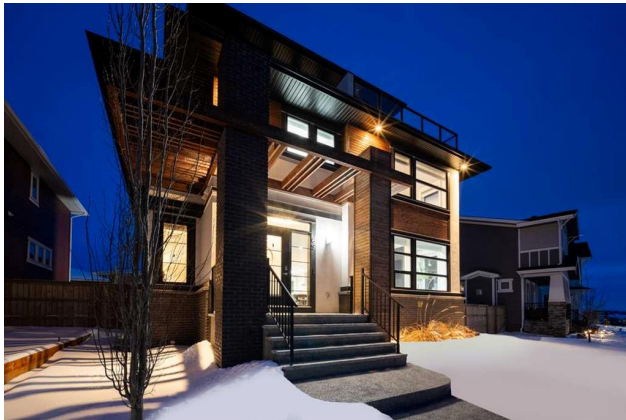


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**69 CATTAIL Run, Rural Rocky View County T3Z 2G7**

MLS® #: **A2120421** Area: **Harmony** Listing Date: **04/05/24** List Price: **\$1,389,000**  
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County** Finished Floor Area  
Year Built: **2017** Abv Sqft: **3,465**  
Low Sqft:  
Ttl Sqft: **3,465**  
Lot Information  
Lot Sz Ar: **6,969 sqft**  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Back Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level,Views  
Triple Garage Detached**

DOM

**44**  
Layout  
Beds: **4 (4 )**  
Baths: **3.5 (3 1)**  
Style: **3 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer: **Public Sewer**  
Ext Feat: **Lighting,Other**

Construction: **Brick,Mixed,Stucco,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Gas Cooktop,Microwave,Oven,Range Hood,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>17`0" x 16`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`0" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>20`10" x 10`0"</b>	<b>Office</b>	<b>Main</b>	<b>12`7" x 8`2"</b>
<b>Pantry</b>	<b>Main</b>	<b>9`7" x 4`10"</b>	<b>Mud Room</b>	<b>Main</b>	<b>13`9" x 6`0"</b>
<b>Other</b>	<b>Lower</b>	<b>40`6" x 31`4"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`2" x 15`6"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>Laundry</b>	<b>Second</b>	<b>11`2" x 6`0"</b>

Other  
Bedroom  
Bedroom  
6pc Bathroom

Second  
Second  
Third  
Second

10`8" x 10`2"  
11`5" x 10`0"  
14`0" x 13`4"  
0`0" x 0`0"

Bedroom  
Family Room  
2pc Bathroom  
4pc Bathroom

Second  
Third  
Main  
Third

11`5" x 10`0"  
18`9" x 13`0"  
0`0" x 0`0"  
0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

1612676

Zoning:  
**DC**

Remarks

Pub Rmks:

Nestled in the heart of Calgary's vibrant Harmony Community, welcome to 69 Cattail Run! This exquisite three-storey home, boasting nearly 3,500 SQFT of developed living space, offers a perfect blend of style, quality, and convenience. As you enter, sleek modern flooring on the main level captivates your senses, guiding you through the open and inviting floor plan including a main floor office, half bath, living room, and dining space. The heart of this home, the kitchen, is a chef's dream, featuring quartz countertops, a large granite island, sleek stainless-steel appliances, and soft close cabinets and drawers. The living room, complete with a cozy fireplace, provides a warm and inviting space for relaxing evenings. The property features four generously sized bedrooms situated above grade, each offering comfortable living spaces filled with natural light. The primary suite is a sanctuary of its own, with its very own living room that can be transformed into a large walk-in closet, and a lavish ensuite that includes a large double vanity, soaker tub, and massive shower - a true retreat after a long day. Adding to the allure of this residence is the amazing third level entertaining space, which includes a balcony offering stunning views of Mickelson National Golf Course, Harmony Lake, as well and the community dog park and playgrounds. The home's meticulous design also includes triple pane windows, ensuring energy efficiency and tranquility, a triple car garage for your vehicles and storage needs, and a laundry room conveniently located on the second level. The large SW-facing backyard invites an abundance of light, creating a perfect setting for outdoor activities. Living in 69 Cattail Run means more than just enjoying a beautiful home; it's about embracing a lifestyle of convenience and leisure. The property is situated a short distance from all of Harmony's best amenities including the lake, dog park, pump track, playground, and climbing wall, ensuring that every day is filled with new adventures. Golf enthusiasts will revel in the proximity to the esteemed Mickelson National Golf Club, while the Edge Hockey School and Calgary's top private schools are easily accessible a short distance away. The community also features a liquor and wine store, daycare, dental office, and coffee shop all within walking distance. Plus, with a short drive, residents can reach the future site of a Costco, the new farmers market, superstore, and other superb amenities. This property, at a price point that reflects its quality build and premium location, offers an unparalleled lifestyle for those seeking the perfect balance between nature's tranquility and urban convenience. Whether it's the stunning views of the Rocky Mountains, the abundance of windows flooding the home with light, or the remarkable attention to detail seen throughout the house, 69 Cattail Run is more than just a home—it's a haven!

Inclusions:  
Property Listed By:

N/A.  
Coldwell Banker Mountain Central

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

