



THE
A-TEAM

**RE/MAX
FIRST**

1078 HARMONY PARADE , Rural Rocky View County T3Z 0H1

MLS®#: **A2139126** Area: **Harmony** Listing Date: **06/06/24** List Price: **\$839,900**
Status: **Active** County: **Rocky View County** Change: **-\$19k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Rural Rocky View County**
Year Built: **2022**
Lot Information
Lot Sz Ar: **3,957 sqft**
Lot Shape:
Access:
Lot Feat: **Back Yard**
Park Feat: **Triple Garage Detached**

DOM

114
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**
Parking
Ttl Park: **3**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Public Sewer**
Ext Feat: **Private Entrance,Private Yard**
Construction: **Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source: **Drinking Water**
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Built-In Gas Range,Dishwasher,Double Oven,Dryer,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	8`9" x 16`9"	Dining Room	Main	8`11" x 13`0"
Living Room	Main	14`0" x 12`3"	Living Room	Main	5`7" x 9`8"
2pc Bathroom	Main	4`10" x 8`4"	Bedroom - Primary	Second	14`2" x 11`2"
6pc Ensuite bath	Second	8`3" x 10`11"	Walk-In Closet	Second	10`3" x 8`6"
4pc Bathroom	Second	8`0" x 4`11"	Bedroom	Second	12`4" x 9`7"
Bedroom	Second	11`11" x 10`0"	Game Room	Basement	25`6" x 15`5"

Storage
4pc Bathroom

Basement
Basement

5`9" x 13`8"
7`6" x 12`8"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

13`10" x 9`10"
6`0" x 2`1"

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

Remarks

Pub Rmks: **Welcome to your new home at 1078 Harmony Parade. Harmony embraces a quality of life with many amenities to keep you active and healthy. You are 45 minutes from Canmore and the Rocky Mountains and close enough to the city that you won't feel left out of excellent shopping and dining. The commercial spaces are making their way to the community with a great coffee shop, daycare, renowned 18-hole Mickelson Golf Course with Launch Pad and a future Costco that will be breaking ground before you know it not far away. The highlights of this four-bedroom, 3 ½ baths well-built Townhome are its top-to-bottom fully furnished details that include a triple-car garage that is not only finished but heated, too. This end unit has enough green space to add a bouncy castle, a small hockey rink and enough grass to keep you busy before your next golf game. Luxury Vinyl Plank greets you as you walk through the front door and is carried through the remaining main floor, which has an additional mud room with tile. The appliances are Stainless Steel, and from Bosch, they certainly stand out. The fireplace has an attached TV-mounted bracket and sits in front of a tile wall as a feature in your relaxing area on the main floor. Other highlights include heated floors in the ensuite and basement bathroom tiled areas; the total living space is 2547sf. This home has exceptional space and is ready for your touch. The photos and videos genuinely showcase this home and the Community of Harmony. Book your showing today.**

Inclusions: **Window Coverings, Wall Mount TV Bracket**
Property Listed By: **Grassroots Realty Group**

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











