



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**22 YARROW Gate, Rural Rocky View County T3Z 0C8**

MLS®#: **A2147233**

Area: **Harmony**

Listing Date: **07/05/24**

List Price: **\$1,150,000**

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**  
Year Built: **2017**

Finished Floor Area  
Abv Sqft: **2,503**  
Low Sqft:  
Ttl Sqft: **2,503**

DOM

**73**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,662 sqft**  
Lot Shape:

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Garden,Landscaped,Private,Rectangular Lot,Treed**  
Park Feat: **220 Volt Wiring,Double Garage Detached,Heated Garage,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer: **Public Sewer**  
Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction: **Composite Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Steam Room,Storage,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 17`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`8" x 15`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`3" x 17`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`1" x 15`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`10" x 14`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`10" x 10`7"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>14`1" x 14`2"</b>	<b>Laundry</b>	<b>Upper</b>	<b>6`1" x 7`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`4" x 11`10"</b>	<b>Family Room</b>	<b>Basement</b>	<b>15`0" x 27`5"</b>

Exercise Room  
6pc Ensuite bath  
2pc Bathroom

Basement  
Upper  
Main

8`6" x 11`0"

Furnace/Utility Room  
5pc Bathroom  
4pc Bathroom

Basement  
Upper  
Basement

10`9" x 14`9"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
CD129

1612676

Remarks

Pub Rmks:

**This thoughtfully designed two-storey home is located at the start of Harmony, a community 8 minutes from Calgary and 40 minutes from Canmore. Harmony offers golf, lake, skating rink, Cafe, and other great amenities. This Sterling gem boasts a total of 4 bedrooms, 3.5 bathrooms, an oversized double detached and heated garage, and over 3,600 sq/ft of living space. Upon entry, you are met with a bright, open floor plan that flows into a large formal dining room and a spacious living room that can accommodate a variety of furniture options while also being complimented with a gas fireplace. Engineered hardwood floors guide you through the main level to a large gourmet kitchen equipped with JennAir stainless steel appliances, a gas range, a wall oven, a large centre island with granite counters, dovetail drawers, a hood fan above & walk-in pantry. Just off the kitchen is a good-sized mudroom with doors leading out to a composite deck overlooking the beautifully landscaped, north-facing backyard. 9' ceilings, 8' doors, a broom closet & 2-piece bathroom complete the main floor. The staircase leads upstairs to a large bonus room, perfect for a family room or an office. On the right is the master bedroom with a 6-piece ensuite featuring heated floors for extra comfort, a 10mm glass shower, dual sinks, a soaker tub and a walk-in closet. The upper floor also consists of 2 decent-sized bedrooms and a 5-piece bathroom with dual sinks & granite counters. The laundry room with a sink and granite counters is found on the second level for added convenience. The professionally developed basement boasts a large family and rec room, perfect for entertaining guests. An additional bedroom and spa-inspired 4-piece bathroom with a steam shower and heated floor provide a comfortable and luxurious feel underfoot. An exercise room with 10mm glass all around for hard-core training finishes the basement just right! The mechanical room includes upgrades such as a high-efficiency furnace, a 75-gallon water tank, central vacuum & HVAC system that helps recirculate the cold air from the basement to the other floors. The well-manicured yard features a front and rear composite deck, a front covered porch, patio space, a full fence and convenient RV parking. Harmony is a beautiful lake community and the future home of the next Nordik Spa. The Harmony Spa – Groupe Nordik's fourth in Canada - represents an investment of more than \$45 million and is expected to create approximately 400 full and part-time jobs. The deal encompasses 10 acres of waterfront, redrawing the village centre so the spa is oriented with a view of the Rocky Mountains and the lake. Getting into this community now is key. Once the Harmony Spa & Bingham Crossing (which will feature a Costco) is complete, this will be an even more sought-after community than it already is! This home is perfect for a growing family. You must see it to appreciate the value and care put into it. It's an exceptional value!**

Inclusions:  
Property Listed By:

Pool Table  
eXp Realty

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