



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**311 SOUTH HARMONY Drive, Rural Rocky View County T3Z0E6**

MLS®#: **A2158240** Area: **Harmony** Listing Date: **08/16/24** List Price: **\$1,179,900**  
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County** Finished Floor Area  
Abv Sqft: **2,504**  
Low Sqft:  
Ttl Sqft: **2,504**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar: **6,098 sqft**  
Lot Shape:  
Access:  
Lot Feat: **Back Lane,Back Yard,Level**  
Park Feat: **Triple Garage Detached**

DOM

**33**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**  
Parking  
Ttl Park: **3**  
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone,Wood Frame**  
Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**  
Sewer: **Public Sewer** Water Source: **Public**  
Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`8"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 0`10"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`1" x 13`7"</b>	<b>5pc Bathroom</b>	<b>Lower</b>	<b>13`3" x 5`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 14`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 10`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`11" x 14`11"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>11`7" x 11`1"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`7" x 10`8"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>15`1" x 17`6"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1810288**

Zoning:  
**DC**

Remarks

Pub Rmks:

**Looking for that perfect family home in the amazing community of Harmony, look no further. This home offers over 3400 sq ft of living space, with 5 bedrooms and 3 1/2 baths and multiple living room areas for everyone to spread out. The open concept kitchen, dining and living room have been upgraded with many custom built-in features. The dining room has a built-in coffee bar and display cases, carrying into the feature wall detail around the fireplace in the living room. The oversized deck in the backyard is perfect for entertaining the whole family. Out back you will really appreciate the oversized 3rd garage bay that will fit any large 1 ton trucks. Upstairs you will find 3 bedrooms and a large bonus area for an office or family room. The primary has a great ensuite bath and walk-in closet with access to the laundry room. The lower level is fully developed with another 2 big bedrooms, a 5 piece bath and a great family room with an electric fireplace.**

Inclusions:

**N/A**

Property Listed By:

**Royal LePage Benchmark**

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