



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**163 HARMONY Circle, Rural Rocky View County T3Z 0H8**

MLS®#: **A2159027**      Area: **Harmony**      Listing Date: **08/19/24**      List Price: **\$789,700**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$100, 19-Feb**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **2024**

Lot Information

Lot Sz Ar: **4,380 sqft**  
 Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Low Maintenance Landscape,See Remarks**  
 Park Feat: **Double Garage Detached**

DOM

**187**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Veneer,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source: **Co-operative**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**  
 Int Feat: **Bathroom Rough-in,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,Open Floorplan,Pantry,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>
Walk-In Closet	Second	9`8" x 5`10"	5pc Ensuite bath	Second	11`6" x 12`2"
Bedroom - Primary	Second	13`0" x 12`8"	Bonus Room	Second	14`2" x 10`4"
4pc Bathroom	Second	6`0" x 12`0"	Bedroom	Second	10`0" x 11`4"
Bedroom	Second	10`0" x 11`4"	Kitchen	Main	16`10" x 12`6"
2pc Bathroom	Main	6`0" x 5`8"	Mud Room	Main	5`10" x 9`0"
Foyer	Main	6`0" x 12`0"	Great Room	Main	13`10" x 15`0"

Dining Room  
Den

Main  
Main

10`8" x 15`0"  
8`10" x 9`0"

Pantry

Main

5`2" x 6`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2312501**

Zoning:  
**R1A**

Remarks

Pub Rmks:

**\*\* Temporary Builder incentive of 30K discount reflected in sales price \*\* Take advantage of this discount and updated mortgage rates \*\*Welcome to 163 Harmony Circle, where elegance meets modern comfort in the serene and sought-after Harmony community. This stunning new residence, crafted by Daytona Homes, is a true masterpiece, set against a backdrop of picturesque landscapes and tranquil waters, offering a perfect blend of luxury and functionality. As you arrive, you'll immediately notice the expansive double car garage—a rare find in today's market where space is at a premium. This generous garage not only accommodates multiple vehicles but also provides ample storage for all your recreational gear, making it an ideal solution for those who value both convenience and style. Before you even step inside, one thing to note will be that this home is facing a pathway system rather than other homes. Very private and peaceful setting Step inside to discover a thoughtfully designed layout that caters to every aspect of contemporary living. The home boasts three spacious bedrooms, with the primary featuring a walk-in closet that provide plenty of storage space. The primary suite is a private retreat, complete with a luxurious ensuite that invites relaxation. Imagine unwinding in a standalone soaking tub or enjoying the convenience of dual sinks, all within your own spa-like sanctuary. The heart of the home is the beautifully designed kitchen, where a large central island makes meal preparation and entertaining a breeze. Equipped with built-in ovens and a microwave, this space is a dream come true for culinary enthusiasts and casual cooks alike. One of the standout features of this home is the private den, perfect for those who need a dedicated workspace or a quiet spot for study. As the demand for home office space continues to rise, this thoughtfully included area makes remote work both comfortable and efficient. The main floor also features a welcoming great room, centered around a cozy electric fireplace, adding a touch of warmth and charm to the living space. Upstairs, a separate family room offers additional space for relaxation and family time, ensuring everyone has room to unwind. Beyond the walls of this exceptional home, the Harmony community offers a lifestyle that embraces the beauty of nature while providing a wealth of modern amenities. With access to serene lakes and a variety of outdoor activities, 163 Harmony Circle is not just a home—it's a gateway to an unparalleled living experience. \*\*\* click the link for your personal 3D tour of this home \*\*\***

Inclusions:  
Property Listed By:

**N/A**  
**Royal LePage Benchmark**

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













