



THE
A-TEAM

RE/MAX
FIRST

494 SOUTH HARMONY Drive, Rural Rocky View County T3Z 2C5

MLS®#: **A2159963** Area: **Harmony** Listing Date: **08/23/24** List Price: **\$1,188,900**
 Status: **Active** County: **Rocky View County** Change: **-\$100, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2023**
 Lot Information
 Lot Sz Ar: **7,405 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Views**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,RV Access/Parking**

Finished Floor Area
 Abv Sqft: **2,927**
 Low Sqft:
 Ttl Sqft: **2,927**

DOM

27
Layout
 Beds: **4 (4)**
 Baths: **3.0 (2 2)**
 Style: **3 Storey**
Parking
 Ttl Park: **3**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **See Remarks,Wood Frame**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: **Other** Water Source: **Other**
 Ext Feat: **Balcony,BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Oven,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bathroom Rough-in,Built-in Features,Double Vanity,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`11" x 15`3"	Entrance	Main	10`6" x 11`3"
Dining Room	Main	16`2" x 12`9"	Kitchen	Main	16`10" x 13`2"
Mud Room	Main	6`3" x 7`11"	Pantry	Main	4`4" x 4`9"
2pc Bathroom	Main	4`11" x 5`0"	Bedroom - Primary	Second	12`7" x 15`9"
5pc Ensuite bath	Second	13`10" x 12`10"	Laundry	Second	7`0" x 6`4"
Walk-In Closet	Second	6`5" x 8`4"	Bedroom	Second	10`3" x 10`11"

5pc Bathroom
Walk-In Closet
Walk-In Closet
2pc Bathroom
Kitchenette
Game Room

Second
Second
Second
Third
Third
Basement

10`3" x 4`11"
3`1" x 6`7"
3`2" x 5`2"
5`8" x 5`1"
6`9" x 4`3"
15`0" x 38`10"

Bedroom
Bedroom
Bonus Room
Balcony
Furnace/Utility Room
Flex Space

Second
Second
Third
Third
Basement
Basement

12`5" x 10`11"
10`0" x 11`2"
18`8" x 17`3"
14`2" x 9`5"
8`11" x 14`10"
10`9" x 15`2"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1910632**

Zoning:
DC129

Remarks

Pub Rmks: * Open House Saturday September 21, 1-4pm*** Welcome to where elegance and functionality come together in perfect "Harmony". As you approach, a charming front veranda invites you into a home designed with both comfort and style in mind. The main level feature soaring 10-foot ceilings and basement level has 9-foot ceilings, enhancing the open and inviting atmosphere. No expense has been spared in crafting this exceptional home. The interior is adorned with stunning Chevron flooring, and thoughtful upgrades like custom mudroom lockers, ample storage, "Gemstone" permanent exterior lighting, and upgraded windows that flood the space with natural light. Adjacent to the grand living room, the executive kitchen is a chef's delight, boasting premium features such as a gas stove, chimney hood fan, built-in wine rack, and sleek black stainless steel appliances, including a wine fridge for added convenience. Quartz countertops grace the kitchen and bathrooms, adding a touch of luxury to every corner. Outside, You'll find the beautifully landscaped backyard, complete with a spacious concrete patio, which is an entertainer's dream. There is also an oversized double garage and dedicated RV parking, ensuring plenty of space for all your needs. As you ascend the staircase, beautifully crafted paint-grade railings lead you to the second floor, where four generously sized bedrooms await. The primary walk-in closet is outfitted with custom shelving for impeccable organization, while the ensuite bathroom offers a spa-like retreat with its luxurious 5-piece design. The third-floor bonus room is the perfect place to unwind. With extra sound-proofing between the levels, You can feel at ease to grab a drink from the wet bar and step out onto the balcony to watch the sunset over the mountains, creating an idyllic backdrop for your evening. This home is a testament to thoughtful design, offering a lifestyle of unparalleled luxury. Book your showing**

Inclusions:
 Property Listed By: **2nd Wine Refrigerator**
Royal LePage Benchmark

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













