

842 HARMONY PARADE , Rural Rocky View County T3Z 0H1

MLS®#: **A2160320** Area: **Harmony** Listing Date: **08/26/24** List Price: **\$675,150**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Rural Rocky View County**
 Year Built: **2025**
 Lot Information
 Lot Sz Ar: **35 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,684**
 Low Sqft:
 Ttl Sqft: **1,684**

DOM

23
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** Construction: **Concrete, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl**
 Sewer: **Other** Water Source: **Drinking Water**
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer**
 Int Feat: **Chandelier, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, 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>
Living Room	Main	11' 9" x 14' 0"	Kitchen	Main	16' 9" x 16' 5"
Dining Room	Main	8' 11" x 13' 0"	2pc Bathroom	Main	5' 10" x 4' 8"
Bedroom - Primary	Second	14' 2" x 11' 2"	5pc Ensuite bath	Second	8' 6" x 13' 11"
Bedroom	Second	11' 11" x 9' 6"	Bedroom	Second	11' 11" x 10' 0"
3pc Bathroom	Second	8' 0" x 5' 0"	Walk-In Closet	Second	5' 11" x 6' 6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2312501

Remarks

Pub Rmks:

A new pre-sale opportunity is calling your name in the award-winning community of Harmony. This final phase is nearly complete in this village-concept community, located only 15 minutes from Calgary and features an unparalleled lifestyle. Complete with the 18-hole Mickelson National Golf Club and Launch Pad, a 40-acre lake and a second 100-acre lake coming soon, numerous pathways, Adventure Park, and the upcoming Village Centre and Spa! Harmony is rich in amenities and a prime home base for the athletic soul. Hit the water for an early morning paddle, do yoga on the beach, fly fish along the shore, or tend to your veggies in the community garden; this community has you in mind. Plus, the Rocky Mountains are just outside your doorstep, with Canmore less than 50 minutes away! These luxury townhomes by StreetSide Developments are low maintenance and have NO CONDO FEES! 842 Harmony Parade is an interior home with a strictly hardscaping unit with an extra yard to enjoy. The A floorplan features 1684 sqft on the upper two floors, OPTIONAL basement development, private fenced-in yard with concrete patio, low maintenance landscaping and a spacious double car garage. On the main floor, you'll find the spacious dining room, living room with fireplace, a large kitchen with a generous island with quartz countertops, optional Bosch appliances, and a rear boot room. Moving upstairs, you'll find the tranquil Primary Bedroom, fitted with extended ceiling heights, large windows, a full 5-piece spa-inspired ensuite with a full tiled walk-in shower and freestanding soaker tub, and a walk-in closet. The upper floor also features two more bedrooms and a 3-piece main bathroom; the laundry includes a side-by-side washer/dryer. The spacious OPTIONAL basement development features 9' ceilings and includes a large rec room, bedroom, full bath, and storage space underneath the stairs. Large triple pane windows are included throughout, and the exteriors are finished with beautiful yet durable Hardie board and brick siding. For a limited time, by September 9th, buyers can choose their finishes from various options and receive \$15,000 in upgrades or \$10,000 off the purchase price. Please visit our Showhome at 1002 Harmony Parade or contact the sales team for virtual appointments. Possession dates into 2025. VRBO option for investment opportunity. RMS measurements and room sizes are extrapolated from the builder's layout plan and may differ once built. Photos are of the showhome.

Inclusions:
Property Listed By:

N/A
Grassroots Realty Group

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