

253 ALPINE RUSH View, Rural Rocky View County T3Z 0E7

List Price: **\$595,000** MLS®#: A2161329 Area: Harmony Listing 08/30/24

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: **Rural Rocky View** Finished Floor Area

Abv Saft: County 2023 Low Sqft:

> Ttl Sqft: 1,890

> > <u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

19

Ttl Park: 4 2 Garage Sz:

3 (3)

2.5 (2 1)

3 Storey

Back Lane, Backs on to Park/Green Space, Lawn, Landscaped, Street Lighting, Underground Sprinklers

1,890

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air Brick, Composite Siding, Wood Frame

Other Sewer: Flooring:

Ext Feat: Balcony, BBQ gas line, Private Entrance Carpet, Ceramic Tile, Vinyl Plank

> Water Source: **Drinking Water** Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Int Feat: Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Second	13`7" x 12`9"	Dining Room	Second	12`5" x 11`7"
Living Room	Second	13`8" x 11`6"	Office	Main	10`10" x 7`10"
Bedroom - Primary	Third	11`6" x 11`1"	Bedroom	Third	10`2" x 9`11"
Bedroom	Third	9`10" x 8`9"	2pc Bathroom	Second	8`3" x 2`11"
4pc Bathroom	Third	9`0" x 4`11"	4pc Ensuite bath	Third	15`2" x 9`11"
Laundry	Third	5`6" x 4`4"	Balcony	Second	11`5" x 7`11"

Foyer Main 8`11" x 5`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$372 Fee Simple TBD

Fee Freq:

Monthly

Legal Desc: **2011220**

Remarks

The desirable Harmony Peaks by Street Side Developments! The five-time award winning, lake living community in Springbank. The high-end, three bedroom townhouse offers the modern and maintenance- free lifestyle that cant be beat! The pristine counter-tops, full height cabinetry accompanied by a oversized walk in pantry. Other features to love on the second floor is a spacious patio with a gas-line, a half bath tucked around the corner out of sight from your dinner party guests, and a gas fireplace in the living room. The top floor is where you will find the primary bedroom featuring a four-piece spa like ensuite, with two vanities, all right next to a generous walk in closet. In addition two nice sized secondary bedrooms, efficient laundry room and another four piece bath to complete the top floor. This unit is perfectly positioned near a future K-9 school site, the community Village Centre and a very short walk to the lake! With Harmony featuring top amenities like beaches, Mickelson National Golf Club, Adventure Zone, dog park and skating ribbon just to name a few. Harmony is also one of a kind for walking paths, trails

and a short drive to the incredible Rocky Mountains!

Inclusions: n/a

Pub Rmks:

Property Listed By: Century 21 Bamber Realty LTD.

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















