



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**332 SOUTH HARMONY Drive, Rural Rocky View County T3Z 0E5**

MLS®#: **A2165758**

Area: **Harmony**

Listing Date: **09/14/24**

List Price: **\$1,115,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View**

Year Built: **2018**

Lot Information

Lot Sz Ar: **6,534 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached**

Finished Floor Area  
Abv Sqft: **2,458**  
Low Sqft:  
Ttl Sqft: **2,458**

DOM

**5**

Layout

Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **None**  
Ext Feat: **Garden,Lighting**

Construction: **Composite Siding,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Oven,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Bar,Built-in Features,High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	15`8" x 13`4"	Living Room	Main	16`10" x 12`4"
Kitchen	Main	17`10" x 11`2"	Bedroom	Upper	12`0" x 11`0"
Bonus Room	Upper	13`4" x 13`2"	Bedroom	Upper	12`0" x 9`10"
5pc Ensuite bath	Upper	10`4" x 13`10"	Bedroom	Basement	11`3" x 11`7"
Bedroom	Basement	11`7" x 10`6"	Family Room	Basement	20`9" x 18`5"
5pc Bathroom	Second	6`10" x 12`4"	2pc Bathroom	Main	5`4" x 6`4"
4pc Bathroom	Basement	5`6" x 10`6"	Office	Main	10`8" x 10`4"
Mud Room	Main	6`0" x 8`10"	Hobby Room	Basement	13`11" x 6`9"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R1**  
 Legal Desc: **1810288**

Remarks

Pub Rmks: **Beautiful former Baywest Showhome from 2018. 2458 SqFt. Modern with beautiful showhome details such as heated Master bathroom floor, quartz kitchen countertops, luxury plank floors, laundry chute, soaker tub, A/C, landscaping, window coverings, wall features, wall mounted shelving, upgraded taller doors and 9 foot height in second floor, wet bar, penny tile as backsplash throughout, ceiling mounted speakers and security cameras, etc... Owners have added: Gemstone lights throughout front of house, blackout shades throughout the sunnier spots, security pads for entrance, Ring video doorbell and a concrete pad next to garage for extra parking. Basement fully developed at 989 ft.<sup>2</sup> with craft room. The HOA Fee gives access to the Lake, Fishing, Skate Park, Dog Park, and 3 Playgrounds. According to RBC Bank, the interest rate of 1.72% can be transferred to new owner via an RBC Port loan, which expires on 12/17/25. TV's, trampoline, and other furniture are negotiable.**

Inclusions: **Negotiable**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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



















