



THE
A-TEAM

**RE/MAX
FIRST**

533 SOUTH HARMONY Drive #A, Rural Rocky View County T3Z 0G1

MLS® #: **A2171828** Area: **Harmony** Listing Date: **10/09/24** List Price: **\$1,349,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Year Built: **2020** Abv Sqft: **2,290**
 Lot Information Low Sqft:
 Lot Sz Ar: **7,840 sqft** Ttl Sqft: **2,290**
 Lot Shape:

DOM

9
Layout
 Beds: **5 (2 3)**
 Baths: **4.5 (4 1)**
 Style: **1 and Half Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Close to Clubhouse,Corner Lot,Front Yard,Low Maintenance Landscape,Landscaped**
 Park Feat: **Alley Access,Concrete Driveway,Garage Door Opener,Guest,Heated Garage,Insulated,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Composite Siding,Concrete,Wood Frame**
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,See Remarks,Washer/Dryer,Window Coverings**

Int Feat: **Bar,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Stone Counters,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`11" x 18`0"	Living Room	Main	18`7" x 15`7"
Bedroom - Primary	Main	15`5" x 13`2"	Dining Room	Main	14`4" x 11`9"
Mud Room	Main	5`3" x 10`6"	Walk-In Closet	Main	6`0" x 13`1"
Walk-In Closet	Main	9`1" x 4`11"	4pc Ensuite bath	Main	0`0" x 0`0"

2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	15`4" x 13`2"
Walk-In Closet	Upper	7`2" x 13`1"	Office	Upper	8`1" x 7`10"
4pc Ensuite bath	Upper	0`0" x 0`0"	Game Room	Basement	21`0" x 28`5"
Exercise Room	Basement	17`3" x 23`2"	Laundry	Basement	9`11" x 6`3"
4pc Bathroom	Basement	0`0" x 0`0"	Bedroom	Basement	12`4" x 12`5"
Furnace/Utility Room	Basement	13`9" x 16`10"	3pc Bathroom	Suite	0`0" x 0`0"
Living Room	Suite	19`10" x 21`3"	Bedroom	Suite	10`2" x 10`6"
Bedroom	Suite	10`2" x 10`5"	Kitchen	Suite	10`7" x 8`7"

Legal/Tax/Financial

Title: Zoning:
Fee Simple DC-129
 Legal Desc: **1910632**

Remarks

Pub Rmks: **Discover Luxury in Harmony with this stunning custom-built Bungalow with Primary Suite Loft, where sophistication meets comfort across its expansive layout. With over 3400 sf of living space, plus an additional 800sf 2-bedroom carriage house above the garage, this residence is a masterpiece of design and craftsmanship. Step inside to a home that has been meticulously upgraded beyond the Broadview Harmony specs. Tile throughout the home is a testament to its elegance, representing an upgrade that elevates the aesthetic to a new level of luxury. The main house features a primary bedroom on the main and upper levels, the upper primary is designed exclusively as a sanctuary. The main floor boasts an open and extremely accessible layout with wide door frames leading to all rooms, facilitating movement. Each bedroom is complemented by custom built-ins, providing ample storage. The main floor primary is very large with additional storage built-ins, optimizing space and functionality. Entertain and relax with two exquisite fireplaces with brick and slate, allowing for cozy evenings and warm gatherings. The home's functionality is enhanced by an office with built-in desks. The lower level is massive with high ceilings, a large entertaining/games area, huge gym, additional bedroom and 4 pce bath. Completing the lower level is a large utility/storage area. Embrace the outdoor living spaces, designed for both relaxation and entertainment. The home boasts a large raised patio with duradek, perfect for hosting gatherings. The landscaping is a low-maintenance dream, featuring synthetic lawn and an exclusive putting green for golf enthusiasts. Additional extensive aggregate concrete work includes a lower patio, ready to host your next event. The property is equipped with a dedicated hot tub ready area. Practical upgrades include a 3 zone furnace system, central AC and a feature stairwell that adds luxury to the space. The triple garage is upgraded with type X drywall on walls and ceiling, insulation, and custom shelving and a 4 car parking pad. The Carriage Home, custom-built in 2022, features 2 bedrooms and 1 bath. It offers luxury vinyl plank flooring, a walk-in shower, 9 ft ceilings, 8' doors, quartz countertops, and large closets with storage systems. The living area includes an electric fireplace, and the kitchen is equipped with high-efficiency stainless steel appliances. A patio door off the west-facing balcony and an in-suite full-size washer and dryer add to the convenience, making it a perfect blend of luxury and functionality. Far too many upgrades to mention, a must visit home! This home is not just a residence but a statement of luxury living in the vibrant community of Harmony, complete with access to the Mickelson Golf Club, Launch Pad, community lake and beach, bike paths, and excellent schools close by. Whether for a large family, multi-generational living, or someone seeking a prestigious and comfortable lifestyle, this property promises to be your forever home.**

Inclusions: **Fridge, Stove, Dishwasher, Washer and Dryer all in Carriage Home**
 Property Listed By: **eXp Realty**

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











