



63 JUNE BERRY Heights, Rural Rocky View County T3Z2C5

MLS® #: **A2177843** Area: **Harmony** Listing Date: **11/07/24** List Price: **\$908,198**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **6,752 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, Back Yard, Lake**
 Park Feat: **Triple Garage Detached**

Finished Floor Area
 Abv Sqft: **1,793**
 Low Sqft:
 Ttl Sqft: **1,793**

DOM
107
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **3**
 Garage Sz: **3**

Utilities and Features

Roof: **See Remarks**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Sewer**
 Ext Feat: **None**
 Construction: **See Remarks, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **See Remarks**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`6" x 11`3"	Great Room	Main	12`11" x 13`6"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Flex Space	Upper	11`3" x 10`0"
Bedroom - Primary	Upper	12`0" x 13`6"	Bedroom	Upper	11`3" x 9`4"
Bedroom	Upper	11`3" x 9`3"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **TBD**

Legal Desc:

1810288

Remarks

Pub Rmks: **Discover the charm and elegance of this new home in the vibrant lake community of Harmony! This thoughtfully designed home features 3 spacious bedrooms and 2.5 bathrooms, crafted to blend style, functionality, and comfort in every corner. With modern touches throughout, this home invites you to experience upscale living in one of Alberta's most desirable neighborhoods . The main floor layout seamlessly combines the living room, kitchen and dining areas - perfect for entertaining or spending quality time with loved ones. You will love the upgraded Samsung gourmet kitchen package paired with white cabinets and sleek quartz countertops throughout. This kitchen offers both style and practicality, making meal prep a pleasure in a space that's as beautiful as it is functional. The walk-out basement adds valuable flexibility and direct access to outdoor living. With a rare rear detached triple-car garage, you'll have plenty of room for vehicles, storage, and any extras that enhance your life. Photos are representative.**

Inclusions: **Upgraded Samsung Gourmet Kitchen Appliance Package**

Property Listed By: **Bode**

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



MAIN LEVEL



UPPER LEVEL