

63 JUNEBERRY Heights, Rural Rocky View County T3Z2C5

A2177843 Listing 11/07/24 List Price: \$908,198 MLS®#: Area: Harmony

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

Date:

General Information

Residential Prop Type: Sub Type: Detached City/Town:

Rural Rocky View Finished Floor Area County Abv Saft:

2025 Low Sqft:

Ttl Sqft:

6.752 saft

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

1,793

1,793

44

Ttl Park: 3 Garage Sz: 3

3 (3)

2.5 (2 1)

2 Storey

Access:

Year Built:

Lot Sz Ar:

Lot Shape:

Lot Information

Lot Feat: Back Lane, Back Yard, Lake Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: See Remarks

Forced Air, Natural Gas Heating:

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

Level Dimensions Level Dimensions Room Room **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 11`3" x 10`0" Upper Flex Space

Bedroom - Primary Upper 12`0" x 13`6" **Bedroom** Upper 11`3" x 9`4" 11`3" x 9`3" **Bedroom** Upper

Legal/Tax/Financial

Title: Zoning:
Fee Simple
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.

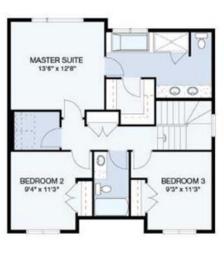
Inclusions:

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