



THE
A-TEAM

**RE/MAX
FIRST**

187 HARMONY Circle, Rural Rocky View County T3Z2G7

MLS® #: **A2178236** Area: **Harmony** Listing Date: **11/12/24** List Price: **\$796,821**
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**
Year Built: **2025**
Lot Information
Lot Sz Ar: **4,272 sqft**
Lot Shape:
Access:
Lot Feat: **Back Lane, Back Yard, Lake**
Park Feat: **Triple Garage Detached**

Finished Floor Area
Abv Sqft: **1,743**
Low Sqft:
Ttl Sqft: **1,743**

DOM
71
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**
Parking
Ttl Park: **3**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **None**
Construction: **Brick, Stone, Vinyl Siding, Wood Frame**
Flooring: **Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator**
Int Feat: **Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Great Room	Main	14`5" x 12`6"
Dining Room	Main	14`6" x 10`0"	Kitchen	Main	13`0" x 11`0"
Flex Space	Main	11`0" x 9`3"	Bedroom - Primary	Upper	13`6" x 11`3"
Bedroom	Upper	9`10" x 9`5"	Bedroom	Upper	9`10" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312501

Zoning:
TBD

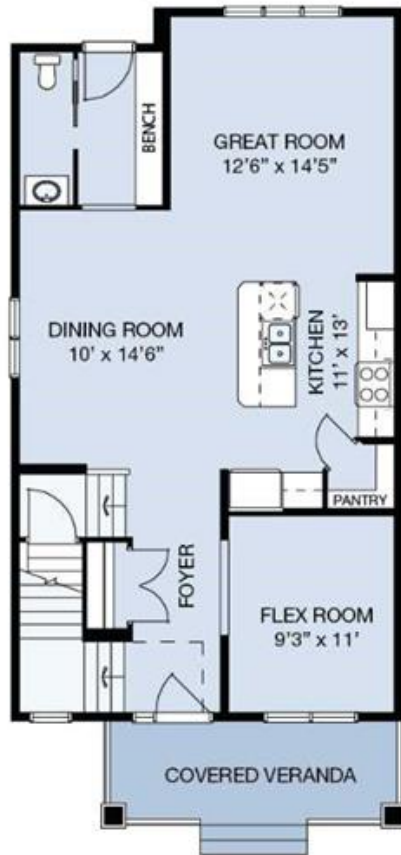
Remarks

Pub Rmks: **Welcome to this stunning two-story farmhouse-style home in Harmony, Rocky View County! A beautifully crafted living space, this property combines modern luxury with timeless charm. Enjoy lake views, quick mountain access, and a vibrant community. The main floor boasts 9' ceilings, luxury vinyl plank flooring, a gourmet kitchen with extended cabinets, quartz countertops, and an upgraded Frigidaire gas range. The upper floor includes a spacious primary bedroom with a five-piece ensuite and two additional bedrooms. A built-in bench with hooks at the rear entrance adds convenience, leading to a TRIPLE DETACHED GARAGE. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode**

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

NUHAVEN II



MAIN LEVEL



UPPER LEVEL