



THE
A-TEAM

**RE/MAX
FIRST**

970 HARMONY Parade, Rural Rocky View County T3Z0H1

MLS®#: **A2178405** Area: **Harmony** Listing Date: **11/11/24** List Price: **\$792,500**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Rural Rocky View County**
 Year Built: **2022**
 Lot Information
 Lot Sz Ar: **2,178 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Low Maintenance Landscape,Street Lighting**
 Park Feat: **220 Volt Wiring,Double Garage Detached,Off Street**

Finished Floor Area
 Abv Sqft: **1,758**
 Low Sqft:
 Ttl Sqft: **1,758**

DOM

83
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle,Asphalt/Gravel** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Tile,Vinyl Plank**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Recreation Facilities,Soaking Tub,Storage,Walk-In Closet(s)**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`0" x 11`9"	Eat in Kitchen	Main	16`8" x 10`6"
Dining Room	Main	13`0" x 8`10"	Foyer	Main	7`10" x 7`1"
Pantry	Main	9`9" x 5`9"	2pc Bathroom	Main	5`9" x 4`8"
Bedroom - Primary	Second	14`2" x 11`1"	Walk-In Closet	Second	6`5" x 5`11"
5pc Ensuite bath	Second	10`10" x 8`4"	Bedroom	Second	10`0" x 9`9"

Bedroom	Second	9`11" x 9`6"	Laundry	Second	5`10" x 4`3"
4pc Bathroom	Second	9`2" x 4`10"	Game Room	Basement	25`6" x 14`1"
Bedroom	Basement	12`1" x 9`11"	4pc Bathroom	Basement	12`8" x 4`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **TBD**
 Legal Desc:

Remarks

Pub Rmks: **SPEND THIS SUMMER AT THE LAKE! This home offers a TOTAL of 2,631 SQ FT of finished living space! Welcome to Harmony the award-winning lake community that is home of the Mickelson 18 hole national Golf Club. Along with 40 acres of pathways, playgrounds, a skating ribbon, adventure park, dog park, community garden, shops, daycare and of course the LAKE! A second lake is coming! A future Costco will be approx. 5 mins away! This bright and airy home is fully UPGRADED, move in ready, and has beautiful low maintenance curb appeal that makes it easy to lock and go while away. As you enter the home, 9' ceilings greet you in a large inviting foyer. The foyer leads into the sunshine filled dining room with a built in credenza. This dining room opens to the upgraded Gourmet Kitchen with an oversized quartz waterfall island, matching backsplash, full height cabinetry, built in oven, soft close drawers and matching stainless steel Bosch appliances. This kitchen is perfect for entertaining and for a busy growing family with ample island seating, a morning coffee station and wine bar that includes its own fridge, along with generous cabinet space. Enjoy the morning sun from the East facing living room or fire up the gas fireplace for a relaxing evening. A pantry, mudroom and 2-piece powder room with quartz top vanity and full mirror finish the main level. *Note-this home has many elevated features for comfort, such as beautiful lighting options, dimmers, air conditioning, luxury vinyl plank flooring on all three levels and Telus home security system. As you move upstairs into spacious primary bedroom with a 10' ceiling height and large over height windows that overlook the park, green space and with mountains on the horizon. Enjoy the spa like ensuite bathroom with soaker tub, separate tiled shower w/ seating, rainfall and wand fixtures, private toilet/water closet, heated floors and walk in closet. Two additional bedrooms, four-piece bathroom and conveniently located laundry with quartz counter and cupboards completes the upper level. Enjoy the additional living space that a fully DEVELOPED BASEMENT provides. The high ceilings create an inviting space for entertaining and family time. Guests will enjoy a spacious bedroom, large window, full bathroom and warm feet with the heated tile floor. Enjoy the low maintenance front and back yard along with a conveniently located community park. The backyard is fenced and private, with a generous double garage, plenty of storage and 220 Volt wiring, giving you options for the future. Plus, enjoy NO CONDO FEES that most other townhomes have. This beautiful lake community is unique, desirable, has breath taking mountain views, charm and comfort of small town living, while being only 10 minutes West of Calgary and just 50 minutes to Canmore. We encourage you and your family to visit the Harmony Discovery Centre, to explore and see firsthand how this incredible award winning community is for yourself.**

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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







