

67 JUNEBERRY Heights, Rural Rocky View County T3Z 2C5

A2179057 11/13/24 List Price: \$925,964 MLS®#: Area: Harmony Listing

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

Date:

General Information

Prop Type: Residential Sub Type: Detached

City/Town: **Rural Rocky View** Finished Floor Area County Abv Saft:

2025 Low Sqft:

Ttl Sqft:

6.925 saft

Access:

Year Built:

Lot Sz Ar:

Lot Shape:

Lot Information

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

DOM

70 Layout

1,961

1.961

3 (3) Beds: 2.5 (2 1) Baths:

Style:

2 Storey

<u>Parking</u>

Ttl Park: 3 3 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air. Natural Gas See Remarks, Vinyl Siding, Wood Frame Sewer: **Public Sewer**

Flooring: Vinvl Plank Water Source: Public Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Built-In Oven, Dishwasher, Gas Range, Range Hood, Refrigerator

Int Feat: **High Ceilings, Stone Counters**

Ext Feat:

Utilities:

None

Room Information

Level Level Dimensions Room Dimensions Room Main 2pc Bathroom Main 0'0" x 0'0" Flex Space 14`6" x 10`10" **Great Room** Main 16`6" x 13`3" **Dining Room** Main 16`6" x 10`6" 11`0" x 12`10" 0'0" x 0'0" **Bedroom - Primary** Upper 4pc Ensuite bath Upper **Bedroom** Upper 9`6" x 11`8" 4pc Bathroom Upper 0'0" x 0'0" Loft 10`11" x 8`10" **Bedroom** Upper 9`7" x 10`6" Upper

Legal/Tax/Financial

Title: Zoning: TBD **Fee Simple** 1810288

Legal Desc:

Remarks

Pub Rmks:

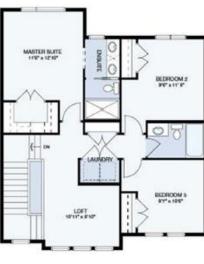
Have it all with quick access to the mountains, short steps to the lake right in your community and Calgary practically at your doorstep! Discover refined living in this exquisite, two-story NuVista home in Harmony. Showcasing a charming foursquare elevation, this home includes 3 bedrooms, 2.5 bathrooms, and 9' ceilings on both the foundation and main floor. The upgraded Samsung gourmet kitchen appliance package complements the quality kitchen cabinets and quartz countertops, while luxury vinyl plank flooring extends throughout the main level. Gather by the natural gas fireplace, tiled to ceiling height, or entertain on the expansive 30' x 16' rear walk-out deck. A triple detached garage offers ample space, and the walk-out basement provides easy backyard access. Ideally situated near lakes and mountains, Harmony provides an inviting, accessible escape from Calgary's bustle. Photos are representative.

N/A Inclusions: Property Listed By: Bode

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

DEVON





MAIN LEVEL

UPPER LEVEL

