



THE
A-TEAM

**RE/MAX
FIRST**

67 JUNE BERRY Heights, Rural Rocky View County T3Z 2C5

MLS® #: **A2179057**

Area: **Harmony**

Listing Date: **11/13/24**

List Price: **\$925,964**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View**

Year Built: **2025**

Lot Information

Lot Sz Ar: **6,925 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,961**

Low Sqft:

Ttl Sqft: **1,961**

DOM

20

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: **See Remarks, Vinyl Siding, Wood Frame**

Flooring:

Vinyl 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**
Utilities:

Room Information

Room	Level	Dimensions
Flex Space	Main	14`6" x 10`10"
Great Room	Main	16`6" x 13`3"
Bedroom - Primary	Upper	11`0" x 12`10"
Bedroom	Upper	9`6" x 11`8"
Bedroom	Upper	9`7" x 10`6"

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	16`6" x 10`6"
4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
Loft	Upper	10`11" x 8`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810288

Zoning:
TBD

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.**

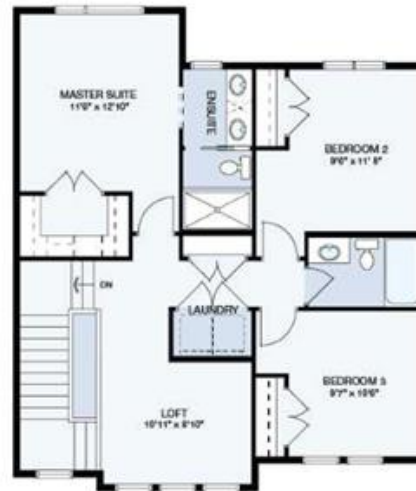
Inclusions: **N/A**
Property Listed By: **Bode**

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

DEVON



MAIN LEVEL



UPPER LEVEL