



THE
A-TEAM

**RE/MAX
FIRST**

332 SOUTH HARMONY Drive, Rural Rocky View County T3Z 0E5

MLS®#: **A2181135**

Area: **Harmony**

Listing Date: **11/27/24**

List Price: **\$1,065,000**

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: **2018**

Lot Information

Lot Sz Ar: **6,534 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped**
Park Feat: **Additional Parking,Double Garage Detached**

Finished Floor Area
Abv Sqft: **2,545**
Low Sqft:
Ttl Sqft: **2,545**

DOM

24
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **None**
Ext Feat: **Garden,Lighting**

Construction: **Composite Siding,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`10" x 5`2"
Living Room	Main	18`3" x 12`0"
Kitchen	Main	20`0" x 8`11"
2pc Bathroom	Main	5`7" x 5`0"
Laundry	Main	8`7" x 6`11"
Bedroom - Primary	Upper	15`7" x 13`3"
Bedroom	Upper	12`0" x 11`0"
5pc Bathroom	Upper	12`1" x 6`4"
Hobby Room	Lower	13`7" x 6`8"
Bedroom	Lower	13`9" x 11`0"
5pc Ensuite bath	Upper	13`0" x 10`8"

Room	Level	Dimensions
Den	Main	12`0" x 10`5"
Dining Room	Main	15`8" x 11`3"
Pantry	Main	7`0" x 3`11"
Mud Room	Main	8`9" x 6`0"
Bonus Room	Upper	13`5" x 13`0"
Walk-In Closet	Upper	10`8" x 6`10"
Bedroom	Upper	12`1" x 12`0"
Game Room	Lower	20`9" x 18`0"
Bedroom	Lower	13`8" x 10`6"
4pc Bathroom	Lower	9`2" x 4`11"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 1810288
 Zoning: R1

Remarks

Pub Rmks: Welcome to a 2018 Baywest Showhome nestled in the prestigious community of Harmony. This exceptional custom home offers 2,545 sq ft of living space and 1,045 sq ft on the lower level , blending luxurious finishes. Perfectly situated on a meticulously landscaped lot, this residence is a true sanctuary, offering serenity, and an extraordinary lifestyle. From the moment you enter, you'll be captivated with high ceilings and an abundance of natural light. Thoughtfully designed spaces showcase custom woodwork, luxury plank flooring, accentuated by designer finishes throughout. The expansive kitchen features top-of-the-line appliances, a massive central quartz island, elegant walnut style & white cabinetry with unique floating uppers, and a spacious pantry. The open-concept design seamlessly connects the kitchen, dining, and living areas. The living room boasts a beautiful fireplace, ideal for cozy evenings with loved ones. The opulent primary suite is a true retreat, complete with a walk-in closet, and a spa-inspired en suite with a soaking tub, walk-in shower, dual vanities and in floor heat—an oasis to unwind and relax. Two additional bedrooms sharing a double vanity bathroom and a laundry chute add excellent convenience. A fantastic bonus room provides exceptional office/media options. The lower level is designed with entertainment in mind, featuring a spacious rec room, wet bar, and two additional bedrooms for guests or family. Step outside to your functional backyard. A large deck, perfect for outdoor dining and relaxation. The expansive lot allows for ample space to create your dream outdoor living area, garden, or play area. A double garage, extra parking concrete pad, mudroom, main floor office, craft room and ample storage space provide ultimate functionality. The home is equipped with Gemstone lighting, blackout shades, smart home technology, offering convenience and security at your fingertips. Located just minutes from the amenities of Calgary and the charm of Cochrane, and with easy access to major highways, this luxurious property offers the perfect balance of seclusion and accessibility. Harmony is renowned for its world-class golf course, scenic walking trails, and upscale community, providing an unmatched lifestyle for discerning buyers. Experience the beauty and tranquility of country living without sacrificing the comforts of modern luxury.

Inclusions: TV Wall Mount Brackets with Televisions (Second Floor Family Room, and Basement Games Area), Ring Doorbell Camera, Security Cameras, Gemstone lighting, Foonball Table.
 Property Listed By: eXp Realty

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











