

198 HARMONY Circle, Rural Rocky View County T3Z2G7

MLS®#: **A2182776** Area: **Harmony** Listing **12/17/24** List Price: **\$1,007,900**

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

Date:

Year Built:

Lot Sz Ar:

Lot Shape:

Access:

Lot Information

General Information

Prop Type: Residential Sub Type: Detached

City/Town: Rural Rocky View Finished Floor Area

County Abv Sqft: **2025** Low Sqft:

Ttl Sqft: **1,798**

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

3 (3)

3

3

2.5 (2 1)

2 Storey

4

1,798

4,755 sqft

4,755 Sqit

Lot Feat: Close to Clubhouse,Lake
Park Feat: Triple Garage Detached

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Stone, Vinyl Siding, Wood Frame

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

Poured Concrete

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

Int Feat: Stone Counters

Upper

Public Sewer

None

Sewer:

Ext Feat:

Bedroom

Utilities:

Room Information

Koom mon

11`3" x 9`3"

Level Level Dimensions Room Dimensions Room 2pc Bathroom 0'0" x 0'0" 5pc Ensuite bath Upper 0'0" x 0'0" Main 4pc Bathroom Upper 0'0" x 0'0" **Great Room** Main 13`6" x 12`11" 11`6" x 11`3" 10`0" x 11`3" **Dining Room** Main Flex Space Main

Bedroom - Primary Upper 13`6" x 12`8" Bedroom Upper 9`4" x 11`3"

Legal/Tax/Financial

Title: Zoning: Fee Simple TBD

Legal Desc: **2312501**

Remarks

Pub Rmks:

Welcome to this exquisite 2-storey home nestled in a prestigious lake community with breathtaking mountain views and quick access to Welcome to this exquisite 2-storey home nestled in a prestigious lake community with breathtaking mountain views and quick access to Kananaskis. This corner lot gem offers 3 spacious bedrooms, 2.5 luxurious bathrooms, and a convenient side entrance perfect for a future development. The main floor impresses with 10' ceilings, an upgraded Samsung kitchen package, and a natural gas fireplace with full tile to the ceiling. Enjoy outdoor living on the large deck, and store all your n floor impresses with 10' ceilings, an upgraded Samsung kitchen package, and a natural gas fireplace with full tile to the ceiling. Enjoy outdoor living on the large deck, and store all your vehicles with ease in the rear detached triple car garage. This home is perfect for families seeking luxury, functionality, and a stunning location. 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