



198 HARMONY Circle, Rural Rocky View County T3Z2G7

MLS® #: **A2182776** Area: **Harmony** Listing Date: **12/17/24** List Price: **\$1,007,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **4,755 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Close to Clubhouse, Lake**
 Park Feat: **Triple Garage Detached**

DOM

67
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: **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**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Great Room	Main	13`6" x 12`11"
Dining Room	Main	11`6" x 11`3"	Flex Space	Main	10`0" x 11`3"
Bedroom - Primary	Upper	13`6" x 12`8"	Bedroom	Upper	9`4" x 11`3"
Bedroom	Upper	11`3" x 9`3"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **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 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 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