



THE
A-TEAM

**RE/MAX
FIRST**

132 HARMONY Circle, Rural Rocky View County T3Z 0G7

MLS®#: **A2184782** Area: **Harmony** Listing Date: **01/07/25** List Price: **\$995,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **5,227 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Paved**
 Park Feat: **Triple Garage Detached**

Finished Floor Area
 Abv Sqft: **2,512**
 Low Sqft:
 Ttl Sqft: **2,512**

DOM

3
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Cement Fiber Board**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **BBQ gas line,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dryer,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Bathroom Rough-in,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`9" x 14`5"	Pantry	Main	11`6" x 6`1"
Dining Room	Main	11`5" x 10`0"	Living Room	Main	15`7" x 14`7"
Bedroom	Main	14`0" x 12`0"	Laundry	Main	0`0" x 0`0"
2pc Bathroom	Main		Bedroom - Primary	Upper	15`5" x 13`5"
5pc Ensuite bath	Upper		Bedroom	Upper	12`0" x 9`11"
Bedroom	Upper	13`0" x 9`11"	Bonus Room	Upper	13`1" x 11`5"

4pc Bathroom

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC129

2211906

Remarks

Pub Rmks:

Harmony - 132 Harmony Circle - Fall in love with this 2,512 sq ft 2 storey family home featuring modern finishes and 4 bedrooms, 2.5 bathrooms, and a detached triple car garage. The open main floor features vinyl floors throughout, a 2-piece bathroom, a bedroom that can also be used as a main floor office, and a laundry room with a laundry chute. The bright living room with a gas fireplace is open to the kitchen creating a wonderful space to entertain. The kitchen has a large center island, quartz countertops, and stainless steel appliances including a gas cooktop, built-in oven and microwave, chimney hood fan, dishwasher, and refrigerator, and a large walk-in pantry. The spacious dining area has room for a large table, a vaulted ceiling, and a sliding patio door for yard access. The back door mudroom has a closet and storage to help keep the main floor tidy and allows access to the backyard where you will find a full-width deck and triple garage. The upper level includes a large primary bedroom with a 5 pc ensuite complete with a modern glass shower with herringbone tile, a free-standing soaker tub, a spacious countertop with dual sinks, and a large walk-in closet fully customized with California Closets. There are 2 additional bedrooms on the upper level each with a walk-in closet and customized with California Closets. The bonus room and 4 pc main bathroom complete the 2nd floor. The basement is partially finished professionally allowing an easy completion of flooring, paint, and fixtures for the new buyer to finish to their liking. Additional updates to the home include central air conditioning, water softener, slow-close drawers, soft-close cabinets, Hunter Douglas Silhouette Window coverings throughout - the primary bedroom and sliding patio door in the dining area include remotes, triple car garage fully insulated and completed with Trusscore + much more!! This home is located in the desirable community of Harmony which is a short drive to Cochrane or Calgary and is in close proximity to the Springbank Airport and top-rated schools including the Edge School. The community of Harmony offers quick access to the mountains, ample amenities within the community such as Mickelson National Golf Club, a lake and beach club, LaunchPad, an adventure park, ample pathways and playgrounds, a future Village Centre plus much more! Call for more info!

Inclusions:
Property Listed By:

TV Mount (1)
RE/MAX Real Estate (Central)

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









