

186 HARMONY Circle, Rural Rocky View County T3Z 0H8

MLS®#: **A2186102** Area: **Harmony** Listing **01/07/25** List Price: **\$889,900**
 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: **2025**
Lot Information
 Lot Sz Ar: **4,592 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Interior Lot**
 Park Feat: **Triple Garage Detached**

DOM

2
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**
Parking
 Ttl Park: **3**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Other**
 Construction: **Mixed,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source: **Co-operative**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**
 Int Feat: **Bathroom Rough-in,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	10`4" x 12`5"	Laundry	Main	8`4" x 6`7"
Kitchen	Main	14`10" x 12`0"	Great Room	Main	15`6" x 15`0"
Dining Room	Main	12`3" x 11`6"	Foyer	Main	13`5" x 10`2"
2pc Bathroom	Main	6`0" x 5`5"	Loft	Third	18`2" x 14`8"
Bedroom - Primary	Second	15`4" x 12`10"	5pc Ensuite bath	Second	7`6" x 13`4"
Bedroom	Second	10`5" x 11`7"	Bedroom	Second	10`4" x 9`0"
Bedroom	Second	11`2" x 9`10"	3pc Bathroom	Second	4`8" x 8`8"

Title: **Fee Simple**
 Legal Desc: **2312501**

Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to 186 Harmony Circle, a beautifully designed 4-bedroom, 2.5-bathroom home crafted by Daytona Homes, known for their exceptional quality and outstanding customer service. Located in the sought-after community of Harmony just outside Calgary, this home is perfect for families who value style, comfort, and functionality. Main Floor Highlights The main floor welcomes you with a bright and versatile den near the entryway, ideal for a home office or study. Toward the back of the home, the open-concept kitchen and great room create an inviting space for gatherings and daily living. The kitchen features a large island with plenty of room to personalize to your taste. Second Floor Retreat The second floor offers four spacious bedrooms, including a luxurious primary suite with a walk-in closet and ensuite. A centrally located laundry area adds convenience to your routine, while the remaining bedrooms are perfect for family or guests. Third-Floor Loft The top floor boasts a loft—a private and flexible space that can serve as a media room, play area, or creative retreat. This unique feature sets this home apart, offering endless possibilities to suit your lifestyle. Detached Triple Garage and Basement Potential Out back, the detached triple-car garage provides ample parking and storage for vehicles, tools, or outdoor gear. The unfinished basement comes with rough-ins, offering a blank slate to create the perfect additional living space. Quality and Community Combined Built by Daytona Homes, this residence is a testament to thoughtful design and superior craftsmanship. Located in the vibrant community of Harmony, you'll enjoy the perfect blend of tranquility and convenience, with Calgary just minutes away. Don't miss out on this incredible opportunity—book your private showing today!**

Inclusions: **N/A**
 Property Listed By: **Royal LePage Benchmark**

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