

Laundry
Game Room

Second
Lower

8`10" x 10`6"
19`2" x 19`2"

3pc Bathroom
Bedroom
Legal/Tax/Financial

Lower
Lower

5`0" x 11`5"
11`6" x 12`8"

Title:
Fee Simple
Legal Desc:

2312501

Zoning:
TBD

Remarks

Pub Rmks:

This is sure to be unlike any townhome you've ever seen, in a community unlike you've ever experienced! Located only minutes from the (near-)future village core, this freehold 28' wide corner home is on a fully landscaped and fenced pied lot, backing onto green space, with a covered porch and covered deck! This attached double-car garage home has an extended length brushed concrete driveway, with a convient walk-through pantry/mudroom connecting you to the kitchen! Selections have been solidified, but don't worry; the builder included everything you love. Such as the Gourmet Kitchen finished in dark grey + oak-look uppers with upgraded bosch appliances (fridge, dishwasher, cooktop, wall-oven and wall-microwave) + a chimney hood fan surrounded by quartz as the backsplash, with the waterfall detail on the island and a wine bar to boot! There's an upgraded gas fireplace with tile surround in the living room, 14' ceilings in the foyer with a chandelier, and a spacious dining area with a full wall of glazing, including double doors + two full-sized windows, as you head out onto your rear deck! The upper stairs are enclosed with a black spindle railing and finished in Oak-look LVP, which runs through the hall and into all three bedrooms. Your spacious 2nd-floor laundry room comes finished with a side-by-side Samsung washer and dryer, quartz countertop with an upper cabinet and hanging rod, grey hexagon tile, plus space for additional storage! Your primary bedroom has an 8'/9' trayed ceiling and a large picture window looking out at the greenspace (and maybe even the lake)! And a spa-like ensuite, including a double sink vanity, freestanding bathtub, 10mm glass, full height tile shower with an acrylic base and built-in tiled bench, enclosed water closet, with in-floor heating under your feet, and a walk-in closet! Then, in the developed basement you'll find a large rec room, a 4th bedroom and a 3rd bathroom, all finished with 9' ceilings! This home is sure to suit all your entertaining needs! Take possession Fall '25 - Winter '26 and utilize StreetSide's present promotion of \$15K off upgrades! Coming from Canmore, we are a short 45-minute drive and only fifteen minutes from Calgary. Come to the show home at 1002 Harmony Parade to tour a similar home today and take the following steps to make Harmony your home. This home has a possession window of September '25 - March '26

Inclusions:
Property Listed By:

N/A
Grassroots Realty Group

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



Features

- 3-4 bedroom, 2.5-3.5 bathroom
- End unit
- Open concept design on main level
- Large kitchen with breakfast bar and pantry
- Upper level laundry room
- Double car garage
- Tray ceiling in primary bedroom

Floorplan FD.2

±1,842 SQFT | ±2,599 SQFT (Including Basement)



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