



THE
A-TEAM

**RE/MAX
FIRST**

107 SWEET CLOVER Link, Rural Rocky View County T3Z 0G9

MLS®#: **A2198720** Area: **Harmony** Listing Date: **03/03/25** List Price: **\$699,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Rural Rocky View County**
 Year Built: **2023**
 Lot Information
 Lot Sz Ar: **1,306 sqft**
 Lot Shape:
 Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,851**
 Low Sqft:
 Ttl Sqft: **1,851**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Metal Siding ,Stucco**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: **Other** Water Source: **Drinking Water**
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`0" x 11`0"	Pantry	Main	6`2" x 4`8"
Nook	Main	6`0" x 5`0"	Living Room	Main	13`8" x 11`6"
Dining Room	Main	12`0" x 11`7"	2pc Bathroom	Main	8`3" x 2`11"
Bedroom - Primary	Upper	15`5" x 11`2"	Walk-In Closet	Upper	8`5" x 6`7"
5pc Ensuite bath	Upper	18`0" x 10`0"	Bedroom	Upper	11`2" x 10`0"
4pc Ensuite bath	Upper	8`11" x 4`11"	Walk-In Closet	Upper	5`8" x 4`3"

Laundry
Flex Space

Upper
Lower

9`9" x 5`8"
10`11" x 7`11"

Foyer
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

8`11" x 5`6"
7`0" x 6`0"

Condo Fee:
\$372

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
NA

Legal Desc: 2011220

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY March 8th 2:00 to 4:00PM. Buy nearly new without the wait! This stunning townhome is built by Streetside in the amazing new community of Harmony, just a short drive west of Calgary. Featuring two bedrooms and three bathrooms, this pristine townhouse has everything you are looking for! Walking in on the main level you are greeted by a cute flex space and separate foyer, plus storage room and closet. Up the stairs to your main level is a bright and open floor plan where your living room blends seamlessly into your kitchen and onto the dining room, perfect for entertaining. Your kitchen features stainless steel appliances, quartz countertops and gas cooktop. Off of the kitchen is a unique coffee station room and walk in pantry. Walk over and enjoy your morning coffee on the balcony just off the dining room. The main floor is completed by a 2 piece bathroom and upgraded gas fireplace in the living room. Headed to the upper level, you will find two large bedrooms, each with their own ensuite. The primary retreat features a 5 piece bathroom with attached large walk-in closet and separate water closet, while the second bedroom boasts a 4 piece bathroom and walk in closet. The upper level is completed by a nice sized laundry and storage room. This unit comes complete with an attached 2 car garage. Harmony residents can spend the summers at the beach and nearby lake, and easy access in the winters to the mountains! With heaps of remaining new home warranty, a brand new growing community, this home is a must see! Don't hesitate and contact your realtor to book a showing today! It may not last too long.....**

Inclusions: Garage remote x 2
Property Listed By: RE/MAX Realty Professionals

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









