



THE
A-TEAM

**RE/MAX
FIRST**

530 SOUTH HARMONY Drive, Rural Rocky View County T3Z 0G2

MLS®#: **A2200360** Area: **Harmony** Listing Date: **03/07/25** List Price: **\$824,900**
 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: **2024**
 Lot Information
 Lot Sz Ar: **6,098 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,920**
 Low Sqft:
 Ttl Sqft: **1,920**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Composite Siding,Stone**
 Heating: **High Efficiency,Natural Gas** Flooring: **Vinyl Plank**
 Sewer: **Sewer** Water Source: **Public**
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Washer/Dryer**
 Int Feat: **Built-in Features,Chandelier,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **TBD**
 Legal Desc: **1910632**

Remarks

Pub Rmks: **Open House on March 15th from 12pm-2pm. Welcome to the Prairie Willow by Broadview Homes—a stunning modern farmhouse in the vibrant community of Harmony, where luxury meets everyday functionality. Picture yourself starting your mornings with a coffee on the charming front porch, taking in the peaceful surroundings of Springbank, and coming home to a beautifully designed space made for real life. Step inside, and you'll immediately appreciate the thoughtful details. The kitchen is a chef's dream, featuring ceiling-height cabinetry for ample storage, granite countertops, a sleek chimney hood fan, and upgraded appliances, including a steam microwave. Just beyond, the dining space is perfect for gathering with loved ones, whether it's a cozy weeknight dinner or a lively celebration. The great room is filled with natural light from large windows, creating an inviting space to relax by the fireplace. As you move through the home, a built-in mudroom provides practical storage and organization, making daily routines effortless as you come and go through the back deck to the detached garage. Upstairs, the primary suite serves as a luxurious retreat, complete with a spa-like en-suite and a generous walk-in closet. Two additional bedrooms provide flexible space for family, guests, or a home office, while the laundry room, featuring granite countertops and custom cabinetry, adds both convenience and style. But the living space doesn't stop there—the fully developed basement offers even more room to enjoy. A spacious recreation room is perfect for movie nights or entertaining, while the additional 4-piece bathroom and an additional bedroom that could also make a great home gym, office, or playroom, giving you endless possibilities to personalize your space. Designed with modern living in mind, this home also includes rough-in air conditioning, upgraded electrical features, and a sub-panel in the garage, making it both beautiful and future-ready. With scenic pathways, stunning parks, and even a lake for paddleboarding and swimming just steps away, the Prairie Willow isn't just a house—it's the perfect place to call home.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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





