



**5005 Harmony Circle**  
**Rural Rocky View County, Alberta**

**MLS # A2264549**



**\$588,800**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,694 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-129 VR-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Contemporary design meets everyday ease in this large 1,694 ft<sup>2</sup> duplex by Broadview Homes in Harmony. The three-bedroom, two-and-a-half-bath design showcases a bright, open plan that connects the kitchen, dining, and living areas for easy everyday living and entertaining. Quality finishes run throughout, with an appliance package that includes a stainless-steel gas range, dishwasher, hood fan, and built-in microwave, washer /dryer AND window coverings. Upstairs, the private primary bedroom features a walk-in closet and a well-appointed ensuite, joined by two additional bedrooms and a second full bath. The unfinished basement with a SIDE ENTRANCE is ready for your personal touches including rough-in for a future bathroom. Step outside to a large rear deck that extends your living space for summer relaxation or hosting and includes fencing PLUS front & rear sod. Set within vibrant Harmony, with access to lakes, parks, golf, pathways, and world-class amenities, this home offers an exceptional lifestyle in one of Alberta's most desirable communities.