



**5001 Harmony Circle**  
**Rural Rocky View County, Alberta**

**MLS # A2282774**



**\$596,800**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,698 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, 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	<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

Bright, modern, and thoughtfully designed, this 1,698 sq ft Broadview Homes duplex in Harmony offers a well-balanced layout suited for both everyday living and entertaining. The open-concept main floor brings together the kitchen, dining, and living areas, creating a functional and inviting space filled with natural light. The kitchen features sleek grey cabinetry, light quartz countertops, and a complete stainless-steel appliance package including a gas range, dishwasher, hood fan, and built-in microwave PLUS washer & dryer and window coverings! Clean lines and quality finishes carry throughout the home for a timeless, contemporary feel. Outside, enjoy a spacious rear deck, fencing, front & rear sod and the convenience of a 20x20 double detached garage. Upstairs, the primary bedroom provides a private retreat with a walk-in closet and a well-appointed ensuite. Two additional bedrooms and a full bathroom complete the upper level, offering flexibility for family, guests, or a home office. The unfinished basement includes a rough-in for a future bathroom and is ready for your own customization. A large rear deck extends the living space outdoors, ideal for summer evenings or casual gatherings. Located in the vibrant lake community of Harmony, residents enjoy access to lakes, parks, golf, pathways, and exceptional amenities, all within one of Alberta's most desirable communities.