



**GRASSROOTS**

REALTY GROUP

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**108 Cattail Run**  
**Rural Rocky View County, Alberta**

**MLS # A2287608**



**\$1,595,000**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,115 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-129
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Smart Home, Soaking Tub, Solar Tube(s), Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** n/a

Situated in the award-winning lake community of Harmony in Rural Rocky View County, 108 Cattail Run is a masterclass in modern luxury and functional design, offering over 4,000 square feet of meticulously crafted living space. From the moment you arrive, the oversized garage (which may fit 4 cars) signals that this home was built for a lifestyle of both scale and convenience—providing ample room for your vehicles, a workshop, or all the "lake life" toys you’ll inevitably acquire. To add to this space is the massive amount of space for RV’s boats, or trailers out behind the home! The interior is anchored by stunning hardwood floors that flow through an open-concept main level, leading you toward a kitchen that would make a professional chef blush. Featuring high-end appliances, soft-close cabinetry, a convection oven, and a dedicated warming oven, this culinary hub is anchored by massive double-wide refrigerators and a highly functional butler’s pantry to keep your prep work tucked away while hosting. Whether you’re retreating to the rooftop patio to soak in the Alberta sunsets or gathering in the upper-level bonus room, the home offers a variety of spaces to unwind. The four spacious bedrooms and 3.5 bathrooms ensure everyone has their own sanctuary, with the added luxury of heated floors in the bathrooms to make those crisp Rocky View mornings much more inviting. The fully finished basement rec room offers the ultimate venue for movie nights or gym space. A large custom sauna will be sure to sooth the body during a crisp winter night. The top floor deck has also been engineered and is pre-wired to be able to accomodate a hot tub ! The southwest-facing backyard ensures your outdoor living area is drenched in sunlight from afternoon to evening. It is a rare combination of high-spec finishes and thoughtful layout, all set within a

community that prizes wellness, nature, and world-class amenities like the Mickelson National Golf Club and the future village centre.