



6 Elderberry Way
Rural Rocky View County, Alberta

MLS # A2292528



\$1,060,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,148 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	Public
Floors:	Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Discover Harmony living—premier lake community with beach, golf & more! Welcome to this stunning 2025-built home in the prestigious community of Harmony. This 4-bedroom + Den, 2.5-bath masterpiece offers 3,148 sq ft of exquisitely designed living space with premium finishes throughout, bringing a lifestyle of luxury and recreation just moments from your door. Step inside and be greeted by a dramatic foyer with soaring 18'2" ceilings that set the tone for this exceptional home. Luxury vinyl plank flooring and 9-foot ceilings flow throughout the main level, creating an airy, spacious atmosphere. The bright open floorplan seamlessly connects the Living room, Dining room, and Kitchen—perfect for family gatherings and entertaining. The spacious Living room with south-west-facing windows floods the space with natural light. The premium gourmet Kitchen boasts quartz countertops, full-height cabinetry, stylish tile backsplash, stainless steel appliances including gas cooktop, built-in wine cabinet, built-in microwave, and built-in oven, plus a walk-through pantry connecting to the Mudroom. The Dining room provides access to your private side Patio (12'x12') with gas hookup—ideal for outdoor dining and summer barbecues. A Den with French doors offers a quiet workspace, and a powder room completes the main level. The triple attached garage at the back with back lane access provides exceptional parking and storage space. The upper level showcases exceptional living with a soaring 12-foot vaulted Bonus room at the centre of the floorplan—an impressive space perfect for family movie nights or a private retreat. The luxurious Primary suite features a 10'6" vaulted ceiling, generous walk-in closet with convenient cheater door to the Laundry room (with sink rough-in), and a spa-inspired 5-piece ensuite bath with

separate double vanity, freestanding soaker tub, oversized separate shower, and elegant quartz countertops. Three additional spacious bedrooms complete this level—two featuring walk-in closets—sharing a well appointed 4-piece bath. The unfinished basement with 2 large windows and bathroom rough-in offers excellent potential for future development. Additional highlights include durable Hardie board siding for low-maintenance exterior. Located in the sought-after Harmony community, where resort-style living meets everyday convenience. This home is just a 16-minute walk (or 2-minute drive) to Harmony Lake with its exclusive beach club, splash park, and recreational activities. Enjoy summer days at the beach, teeing off at nearby Harmony Golf Course, or evening strolls around picturesque ponds. Parks, playgrounds, top-rated schools, shopping, dining, and quick access to Stoney Trail complete this vibrant community. This is more than a home—it's a lifestyle of luxury and family-friendly living in this desirable lake communities!