



GRASSROOTS
REALTY GROUP

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24 Pipit Bay
Rural Rocky View County, Alberta

MLS # A2304715



\$1,199,000

Division:	Harmony		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,725 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Cul-De-Sac, Few Trees,		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	CD129
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)

Inclusions: The shed in the backyard. The built in storage unit in the kitchen across from the island, and the built in wardrobe in the Primary bedroom

A rare opportunity to own a 4-bedroom walkout bungalow villa on one of the premier lots in Harmony's sought-after Signature Villa Collection. Set on a quiet cul-de-sac backing onto green space and pathways, this home offers over 3,300 sq ft of beautifully finished living space, complete with air conditioning, no neighbours behind, and no condo fees. From the moment you arrive, the curb appeal is immediate, with a clean modern elevation and a home that has been exceptionally well cared for. Inside, the main floor reflects carefully selected finishes, quality craftsmanship, and clear pride of ownership. Beautiful hardwood carries through the bright open-concept layout, designed for both everyday living and entertaining. The sleek gourmet kitchen features a gas cooktop, stainless steel appliances, granite throughout, thoughtfully chosen tile and lighting, and a cabinet-style pantry, seamlessly connecting to the dining and living areas. The living room is anchored by a stunning floor-to-ceiling stone fireplace, creating a warm and inviting focal point. The main-floor primary suite captures peaceful views of the open landscape and offers a spa-inspired 5-piece ensuite with quartz counters, a freestanding tub, and a walk-in closet with built-ins. A second main-floor bedroom provides flexibility for guests or a home office, with a full 4-piece bathroom nearby. Positioned behind the kitchen, the mudroom and laundry area offer excellent storage and function, with direct access to the double attached garage. The covered upper deck spans the full width of the home and is enclosed on both sides, creating a private outdoor space protected from the wind and designed for comfortable use throughout the day. Whether lounging, dining, or hosting, it functions as a true extension of the main living space. The walkout level feels anything but secondary, with 9' ceilings, oversized

windows, and more than 1,600 sq ft of space that lives bright, open, and highly functional. Designed as a true extension of the home, it offers a generous media and games area for movie nights, hosting, or relaxed family time, along with two spacious bedrooms, a full 4-piece bathroom, and smartly integrated storage that keeps the layout clean and usable. The outdoor setting is where this home truly sets itself apart. Situated on one of the largest lots in the villa collection, the yard offers an exceptional amount of space, privacy, and usability. Professionally landscaped with underground irrigation, mature trees, rose bushes, and all-day sun, the property backs directly onto green space and pathways. The covered lower deck extends the living space outdoors, creating a seamless connection to the yard and a natural setting for both relaxed evenings and entertaining. A rare 4-bedroom bungalow villa in Harmony. With close proximity to the Rocky Mountains and access to the community's amenities, Harmony offers a balance of tranquility and an active, outdoor-focused lifestyle.