



GRASSROOTS
REALTY GROUP

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246 Harmony Circle
Rural Rocky View County, Alberta

MLS # A2306464



\$924,900

Division:	Harmony		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,463 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: N/A

Enjoy lake living in this beautiful bungalow offering over 2,500 sq ft of developed living space on a spacious corner lot with a large deck and triple attached garage. The main floor features a generous primary retreat with a 5-piece ensuite including tiled shower and heated tile floors, a dedicated den ideal for a home office, and a bright open-concept kitchen with island—perfect for entertaining. The fully developed basement adds an additional 1,000+ sq ft, complete with two bedrooms, a full bathroom, and a massive family/games area with endless possibilities. Ideally located steps from green space and walking paths, and just a short bike ride to the future beach.