



**225 Alpine Rush View**  
**Rural Rocky View County, Alberta**

**MLS # A2308444**



**\$589,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Harmony                |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 1,858 sq.ft.           | <b>Age:</b>   | 2020 (6 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.02 Acre              |               |                  |
| <b>Lot Feat:</b> | Close to Clubhouse     |               |                  |

|                    |  |                   |              |
|--------------------|--|-------------------|--------------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                      | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 384       |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Brick, Cement Fiber Board, Concrete, Stucco              | <b>Zoning:</b>    | TBV          |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Double Vanity, No Animal Home, Pantry, Walk-In Closet(s) |                   |              |

**Inclusions:** Two Dressers in Primary Walk In Closet

Welcome to 225 Alpine Rush View, a 3 bedroom townhome in the lake community of Harmony, built by Streetside and offering a practical layout with thoughtful upgrades throughout. The home includes air conditioning, a heated garage, and heated flooring in the primary bathroom, giving you comfort in every season. The foyer includes an attached Murphy bed, offering flexible use of space for guests, hobbies, or a quiet work area. The kitchen and main living areas are bright and functional, with everyday flow that works well for both daily living and hosting. The primary bedroom includes a walk in closet, and the included dressers provide added storage. Window coverings are included, along with the fridge, stove, microwave, dishwasher, washer and dryer. Harmony is known for its lake lifestyle, pathways, parks, and easy access to local amenities. From this location, you are within walking distance to Harmony Lake, local coffee shops, medical services, playground areas, and community gathering spaces. Nearby amenities include Mickelson National Golf Club, LaunchPad Golf, Harmony Park, walking trails, dog park areas, and future planned services in Harmony Harbour and Bingham Crossing. The community also offers quick access west toward the mountains and back into Calgary. A well located townhome with strong everyday features, low maintenance living, and access to one of the Calgary area's most thoughtfully planned communities.