



GRASSROOTS
REALTY GROUP

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125 South Harmony Drive
Rural Rocky View County, Alberta

MLS # A2309838



\$1,249,900

Division:	Harmony		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,955 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Views		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

OVERLOOKING AN EXPANSIVE GREEN SPACE, this exceptional four bedroom, three storey home offers an incredible lifestyle with mountain views, lake views and an unbeatable location just steps to coffee shops, pharmacy, medical services, child care and more. An additional green space just behind the yard creates the perfect neighbourhood gathering spot where kids love to meet and play. This stunning sun filled home impresses with its wide open floor plan, expansive windows and upscale finishes throughout. The trendy white kitchen is a true showpiece featuring a wall of windows above the sink and counter space, quartz countertops, high end appliances including a six burner gas cooktop and an oversized walk-in pantry with custom shelving. The main floor also offers a private den/office, a functional mudroom with built-in cabinetry and durable luxury vinyl plank flooring throughout. Upstairs you will find three spacious bedrooms including the luxurious primary retreat complete with a spa inspired ensuite and an unexpectedly huge walk-in closet with direct access to the laundry room for added convenience. The secondary bedrooms are connected by a well designed Jack and Jill bathroom with a large double vanity. The SPECTACULAR THIRD FLOOR LOFT is an incredible bonus space featuring patio doors to a private balcony overlooking the green space with breathtaking lake and mountain views - the perfect place to relax, entertain, or work from home while enjoying the scenery. The FULLY DEVELOPED BASEMENT adds even more functional living space with a fourth bedroom, bathroom, workout area, wet bar and spacious family room. Car enthusiasts and hobbyists will love the heated oversized triple garage which is insulated, drywalled and finished with epoxy floors. This incredible home truly has it all - size, style, views, location and a

thoughtfully designed floor plan in one of the most desirable communities available - Harmony is a 7 time Community of the Year award winner with world class amenities including a Phil Mickelson golf course and club, a private lake, over 300 acres of green space and just a short easy drive to downtown Calgary and the Rocky mountains. Move in and enjoy.