



**114 Sweet Clover Link
Rural Rocky View County, Alberta**

MLS # A2312724



\$570,000

Division:	Harmony		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,874 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Close to Clubhouse, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 384
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	TBV
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: 220V outlet in garage

Welcome to HARMONY PEAKS in the award-winning lake community of Harmony - where lifestyle and location come together. Perfectly situated in a central location, this beautifully designed 3 STORY CORNER UNIT townhome is just a short walk to the lake, local coffee shop, and the highly anticipated village centre. Designed with a "lock-and-leave" lifestyle in mind, you can enjoy all that Harmony has to offer without the worry of outdoor maintenance. The main floor is bright and open, perfect for both everyday living and entertaining. The fully equipped kitchen features stainless steel appliances, a gas stove, and an oversized island with plenty of seating and counter space. A standout feature is the BUTLER'S PANTRY with a bar fridge and lots of shelving - ideal for keeping everything organized and tucked away. The living area is anchored by a cozy electric fireplace, adding warmth and ambiance to the space. Just off the dining area, step out onto your west facing cozy balcony, perfect for morning coffee or evening unwinding. The upper level is thoughtfully designed with comfort and privacy in mind. The spacious primary bedroom features a large walk-in closet and a spa-like 5-piece ensuite - a true retreat complete with a deep soaker tub, dual vanities, and a separate glass shower. The second bedroom is equally inviting, offering its own 4-piece ensuite and another generous walk-in closet. A well-sized laundry room is also conveniently located on this level, providing plenty of additional space for storage and everyday functionality. On the lower level, a versatile den/flex space offers endless possibilities - whether you need a home office, gym, or additional lounge area. The attached double garage is equipped with a 220V outlet, and has extra space for more storage. Living in Harmony means more than just a beautiful

home - it’s a LIFESTYLE. Enjoy access to a 40-acre lake (with a future 100-acre lake coming soon), Mickelson National Golf Club, Launch Pad, 30 km of scenic walking and biking paths, an adventure park, and the upcoming village centre featuring restaurants, shops, services, and a Nordic spa. This is not just a home - it’s a way of living!