



**123 Harmony Circle**  
**Rural Rocky View County, Alberta**

**MLS # A2312750**



**\$859,000**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,093 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Off Street, On Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC129
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to 123 Harmony Circle—an exceptional 2,093 sq ft above grade home offering modern comfort, thoughtful design, and stunning mountain views in the beautiful lake community of Harmony. From the moment you step inside, you’ll appreciate the bright, open-concept main floor featuring 9’ ceilings, luxury vinyl plank flooring, and a large patio door that fills the space with natural light. The beautifully appointed kitchen is a true centerpiece, complete with all stainless steel appliances, including a wall oven/microwave, electric cooktop, dishwasher, and fridge. Full-height cabinetry provides abundant storage, while the oversized island is perfect for entertaining and everyday living. Step outside to your fully landscaped backyard oasis featuring a full-width deck, ornamental grasses, Rundle rock accents, and an automatic hose system—designed for both beauty and ease of maintenance. Upstairs, you’ll find three spacious bedrooms, two full bathrooms, and convenient upper-floor laundry. The versatile third floor loft space opens onto a large private balcony where you can take in breathtaking mountain views—perfect for relaxing or working from home. Additional highlights include, Half bath on the main floor, Custom built-in storage in the mudroom/back porch, Durable Hardie board exterior, Brand new interior paint throughout, Tile flooring in bathrooms and back porch, Ecobee thermostat and Nest doorbell for smart home convenience, Wide double detached garage (23’ x 23’) This home combines style, function, and location with shopping being built within the community and nearby (new Costco just minutes away!)—ideal for families and professionals alike. Don’t miss your opportunity to own in the sought-after Harmony community.