



GRASSROOTS
REALTY GROUP

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10 Harbour Way
Rural Rocky View County, Alberta

MLS # A2316546

\$704,624



Division:	Harmony		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,839 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	7-25-3-W5
Exterior:	Asphalt, Concrete, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to lakeside luxury and mountain-view living at The Village Townes. Nestled in a vibrant, world-class community just 45 minutes from the majestic Rocky Mountains, this stunning 1,839 sq. ft. townhome offers the perfect blend of sophisticated design and resort-style adventure. Boasting over \$12,000 in premium builder upgrades, every inch of this home has been meticulously curated for modern, upscale living. Step inside to an expansive, open-concept main floor adorned with luxury vinyl plank flooring, high-end stainless steel appliances, and a sleek, upgraded living room fireplace that serves as the perfect cozy centerpiece. The gourmet kitchen is a chef's dream, featuring upgraded base, upper, and island cabinetry, and a premium Silgranit sink. Upstairs, the convenience continues with customized built-ins in the laundry room, while the main bathroom shines with upgraded floor tile and matching premium cabinetry. The star of the upper level is the breathtaking, spa-like primary ensuite—a private sanctuary you will simply never want to leave. With 3.5 pristine bathrooms and a double attached garage, convenience is unmatched. Need more space? Expand your footprint with an additional 748 sq. ft. of unfinished below-grade space, ready for you to customize into your own personal masterpiece. How does 2,587 total square feet of potential sound? Beyond your front door, an unparalleled lifestyle awaits. Enjoy pristine mountain views while paddling across two spectacular lakes spanning over 140 acres. Golf enthusiasts will love being steps from a world-renowned Mickelson golf course, while wellness seekers can look forward to the brand-new Basecamp Nordic Spa, currently breaking ground. Plus, enjoy future convenience with the highly anticipated "Costco 2.0" slated for 2026-27. Don't miss your chance to own a piece of this

lakeside paradise. Home is extremely close to completion and will be available for in-person viewing in the first week of June. More photos coming soon, and completed RMS outside builder floor plan. Get ready and schedule your private tour today!