



GRASSROOTS
REALTY GROUP

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12 Harmony Pass
Rural Rocky View County, Alberta

MLS # A2319520



\$898,709

| | | | |
|------------------|---------------------------------------|---------------|------------------|
| Division: | Harmony | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,141 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Triple Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Street Lighting | | |

| | | | |
|--------------------|---|-------------------|--------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Double Vanity, Kitchen Island, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to 12 Harmony Passage — the Devon by NuVista Homes. This 2,065 sq ft Foursquare-style home offers 3 bedrooms and 2.5 bathrooms with soaring 10' main floor ceilings and 9' foundation and upper floor ceiling heights. The kitchen is appointed with an upgraded Samsung gourmet appliance package, quality cabinetry with taller upper cabinets, and quartz countertops. Luxury vinyl plank flooring flows throughout the main level, complemented by a natural gas fireplace with full tile surround to ceiling height — a stunning focal point for the living space. A rear detached triple car garage rounds out this exceptional home, offering space and flexibility rarely found at this price point. Situated in the lakeside community of Harmony, Rocky View County. Photos are representative.