



GRASSROOTS
REALTY GROUP

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998 Harmony Parade
Rural Rocky View County, Alberta

MLS # A2319634



\$799,000

Division:	Harmony		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,785 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Off Street, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Close to Clubhouse, C		

Heating:	Forced Air	Water:	Private
Floors:	Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	5-3-25-W8
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Dry Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: none

Discover this rare luxury end-unit in Harmony, an exclusive lake community that offers the perfect blend of tranquility and an upscale outdoor lifestyle. Offering a bright and spacious open-concept floor plan designed with superior craftsmanship and premium upgrades throughout, perfectly complimented by a private, well landscaped yard, and an oversized triple garage. Thoughtfully designed with high-end finishes throughout, this exceptional home combines sophisticated living with the unmatched lifestyle of Harmony's award-winning community. The main floor is flooded with natural light from west facing floor to ceiling windows and features a stunning gourmet kitchen with ceiling-height cabinetry, quartz countertops, granite sink, gas cook top and ample storage. Entertain effortlessly with the custom wine bar, complete with a beverage cooler, wine rack, and built-in shelving. The inviting living room is anchored by an upgraded designer gas fireplace, creating a warm and elegant focal point. Upstairs, the luxurious primary retreat showcases soaring ceilings, oversized windows with mountain views, and a walk-in closet with custom built-ins. The spa-inspired ensuite offers a deep soaker tub, tiled shower, dual vanities, and thoughtfully designed storage. Two additional bedrooms, a full bathroom, and a functional laundry room complete the upper level. Step outside to the custom-designed private yard featuring a concrete patio, gazebo, spacious lawn, and extended side yard, perfect for children, pets, entertaining, or simply relaxing outdoors. The oversized triple garage provides exceptional parking and storage, a rare feature for townhome living. Additional upgrades include central air conditioning and high end top-down bottom up window shades, ensuring year-round comfort. Conveniently located in the heart of Harmony, across from a large park

and a pathway system, you'll enjoy outdoor adventures and leisurely strolls in a serene natural setting. Residents enjoy access to an unparalleled collection of amenities, including a private lake and beach club, Mickelson National Golf Club, the LaunchPad Golf facility, Adventure Park, 40 acres of scenic walking paths, playgrounds, dog parks, a daycare, a coffee shop and more. Harmony is proudly serviced by the outstanding Springbank School system, ensuring your children receive a top-notch education. For mountain enthusiasts, Canmore is less than 45 minutes away, making weekend escapes effortless.