



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

27 Yarrow Gate
Rural Rocky View County, Alberta

MLS # A2323762



\$1,075,000

Division:	Harmony		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,562 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Back Lane, No Neighbours		

Heating:	Forced Air	Water:	Private
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC129
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Slat wall in garage

OPEN HOUSE SUNDAY JULY 19th 2:00-4:00 || Welcome to award-winning Harmony, where every day feels like a getaway. This stunning bungalow with double attached garage is perfectly positioned backing onto peaceful greenspace with unobstructed views and offers the ideal combination of privacy, comfort and timeless style. Flooded with natural light, the bright white interior showcases an open-concept design with luxury vinyl plank flooring, a stunning tiled gas fireplace and a spacious kitchen. The main floor also features a functional mudroom with built-in lockers and a convenient main floor laundry room with sink. The primary retreat offers a spa-inspired ensuite with double vanities and built-ins in the walk-in closet. The fully developed lower level expands your living space with a stylish wet bar with beverage fridge, dedicated theatre room, three additional bedrooms and abundant storage. Step outside to enjoy the beautifully designed south facing outdoor living spaces, complete with a gas line on the upper deck, stairs leading to the backyard, a gas fireplace on the private patio and a storage shed. The oversized attached garage is a standout feature with impressive 14-foot ceilings, insulation, slat wall organization and exceptional versatility for vehicles, toys or workshop. Meticulously cared for and presented in exceptional condition, this move-in ready home offers an incredible opportunity to experience one of the Calgary area's most sought-after communities. Surrounded by picturesque pathways, sparkling lakes, parks, playgrounds and endless opportunities to enjoy the outdoors, this thriving community continues to grow with exciting new amenities on the horizon. Whether you're enjoying a morning coffee, an evening stroll, or making the most of the vibrant summer lifestyle, Harmony offers an unmatched sense of community just minutes from Calgary.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Real Broker. Information is believed to be reliable but not guaranteed.