



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8 Harmony Pass
Rural Rocky View County, Alberta

MLS # A2324119



\$895,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,508 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	DC129
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions:	N/A
--------------------	-----

Welcome to this stunning 2025-built home in the award-winning lake community of Harmony, where elevated finishes and an unbeatable location come together. Offering over 2,508 sqft of beautifully crafted living space on a 5,663 sqft lot, this home is perfectly positioned just steps from the lake, Sunset Cove Park and the picturesque bridge leading to the community's local coffee shop. From the moment you step inside, you'll appreciate the bright, open-concept layout featuring soaring ceilings, expansive windows that fill the home with natural light, and durable luxury vinyl plank flooring throughout the main level. The front office is complete with a beautiful built-in desk, creating the perfect work-from-home space without sacrificing style. The chef-inspired kitchen showcases premium built-in appliances including a refrigerator, microwave, wall oven, gas cooktop, dishwasher, and sleek hood fan. Designed for entertaining, the kitchen flows seamlessly into the dining area and inviting living room, where a cozy gas fireplace creates the perfect gathering place. Upstairs, the spacious primary retreat offers a luxurious walk-in closet and a serene escape at the end of the day. Central air conditioning ensures year-round comfort, while the gas line on the rear deck makes outdoor entertaining effortless. The impressive 32' x 24' TRIPLE attached garage provides exceptional space for vehicles, toys and storage. Gemstone exterior lighting adds year-round curb appeal with customizable lighting for every season and celebration. Enjoy beautiful lake views and one of Harmony's most walkable locations, with the community's best amenities just outside your door. Living in Harmony means embracing an extraordinary lifestyle. Spend your days enjoying the private lake, sandy beaches, paddle-boarding, skating and kilometres

of scenic walking and cycling pathways. Families love the parks, playgrounds and strong sense of community, while golf enthusiasts have Mickelson National Golf Club just moments away. Even more exciting is what's ahead, including the second phase of the lake expansion, the highly anticipated Basecamp Resort and an ever-growing collection of restaurants, shops, wellness offerings and community amenities that continue to make Harmony one of Alberta's most desirable places to call home.