



GRASSROOTS
REALTY GROUP

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318 Harmony Lake Way
Rural Rocky View County, Alberta

MLS # A2325170



\$824,250

Division:	Harmony		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,769 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBV
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	N/A		

Enjoy your coffee from the comfort of a private balcony with stunning lake views. Welcome to lakeside living at its finest! Experience the height of sophisticated living in this highly coveted and gated lakeside luxury townhome, where a generous floor plan meets modern comfort and refined finishes. Proudly presented by StreetSide, this thoughtfully designed home features 4 bedrooms, 3.5 bathrooms, and a double attached garage. The heart of the home is a spacious kitchen with a large central island, polished quartz countertops and upgraded stainless steel appliances. Light floods into the living room with ease through the large, private balcony window, framing beautiful lake views, while luxury vinyl plank flooring flows throughout the main floor living areas, and carpeted stairs leading to the upper level and bedrooms provide extra warmth. The primary bedroom with ensuite is a private sanctuary, complete with a one-piece tub and shower, delivering spa-inspired comfort at home, as well as a private balcony. Additional highlights include rough-in for central air conditioning, EV conduit in garage, BBQ natural gas line, and professional landscaping completing the exterior. Homeowners also enjoy an exclusive, resort-style lifestyle featuring secure gated entry, private access to Harmony Lake, and a dedicated residents-only dock. You can also unwind at the lakeside fire pit or relax in the scenic outdoor seating areas. Ideally located in the award-winning community of Harmony, residents enjoy Mickelson National Golf Course, private lake amenities, scenic walking and biking trails, and a wellness-focused lifestyle—just minutes from Calgary and only 45 minutes from the Rocky Mountains, where nature and convenience come together effortlessly. Interior selections still available.

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