



GRASSROOTS

REALTY GROUP

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**107 Sweet Clover Link
Rural Rocky View County, Alberta**

MLS # A2327938



\$549,500

Division:	Harmony		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,851 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	\$ 559
Basement:	None	LLD:	-
Exterior:	Brick, Metal Siding , Stucco	Zoning:	NA
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to the beautiful community of Harmony, just a short drive west of Calgary! This stunning townhome featuring two bedrooms and three bathrooms is in pristine LIKE NEW condition! Walking in on the main level you are greeted by a cute flex space and separate foyer, plus storage room and closet. Heading up a few stairs is a convenient 2 piece bathroom. Continuing up to your main level is a bright and open floor plan, with fresh modern touches all around. Your living room blends seamlessly into your kitchen and onto the dining room, perfect for entertaining. The kitchen features stainless steel appliances, quartz countertops and gas cooktop. Off of the kitchen is a unique coffee station room and walk in pantry. Walk over and enjoy your morning coffee on the balcony just off the dining room. Headed to the upper level, you will find two large bedrooms, each with their own ensuite. The primary retreat features a 5 piece bathroom with attached large walk-in closet, while the second bedroom boasts a 4 piece bathroom and walk in closet. The upper level is completed by a nice sized laundry and storage room. This unit comes complete with an attached 2 car garage. Harmony residents can spend the summers at the beach and nearby lake, and easy access in the winters to the mountains! With heaps of remaining new home warranty, a brand new growing community, this home is a must see! Don't hesitate and contact your realtor to book a showing today!