



GRASSROOTS
REALTY GROUP

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90 Juneberry Heights
Rural Rocky View County, Alberta

MLS # A2329356



\$1,568,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,890 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, On		
Lot Size:	0.23 Acre		
Lot Feat:	Pie Shaped Lot, See Remarks, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Other, See Remarks, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	7-25-3-W5
Exterior:	Stone, Stucco	Zoning:	DC-129
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Designed to capture sweeping Rocky Mountain views from every rear-facing room, this exceptional southwest walkout Baywest built home offers a remarkable setting in the community of Harmony. Backing onto picturesque farmland and scenic walking paths, this beautifully appointed residence blends luxury and thoughtful design. A grand front foyer welcomes you in, where a spacious den is paired with its own private adjoining 4-piece bathroom featuring a beautifully tiled walk-in shower. Soaring 2-storey ceilings create a dramatic first impression, as the home opens into an expansive living area filled with natural light through oversized windows framing the mountain views. Designed for entertaining and everyday living, the open-concept main floor seamlessly connects the dining area, family room, and chef-inspired kitchen. The kitchen features a massive island, granite countertops, cooktop, double wall ovens, warming drawer, and a sink overlooking the views. A butler's pantry with an additional sink and a walk-in pantry provide exceptional prep space and storage. The dining area opens to the rear deck, while the covered balcony off the butler's pantry provides a second outdoor living space, both with gas connections for BBQ'ing and easy entertaining. The family room is anchored by a contemporary gas fireplace and surrounded by expansive windows that bring the outdoors in. A functional mudroom with a walk-in storage closet leads to the attached triple garage with a tandem bay (providing space for 3 vehicles or extra storage), while the oversized driveway accommodates additional parking. Upstairs, a vaulted bonus room opens to a Northeast facing balcony with double sliding doors and a wall of windows creating a bright retreat. Two spacious secondary bedrooms, a thoughtfully designed family bath, and a conveniently located laundry room. The

luxurious primary suite offers sweeping mountain views, a spa-inspired ensuite with dual vanities, soaker tub, glass shower, private water closet, and a custom walk-through closet with built-ins, custom lighting and direct access to the laundry complete the upper level. The fully finished walkout basement features a recreation room with wet bar and pre-wiring for a home theatre, two bedrooms, a full bath, and storage with direct access to the expansive pie shaped rear backyard. Additional highlights include nine-foot ceilings, granite counters, custom closet organizers, dual furnaces, central AC, HRV system, central vac, Hunter Douglas window coverings and underground irrigation. The Harmony lifestyle includes enjoying private lake access, beaches, pathways, Mickelson National Golf Club, LaunchPad Golf, parks, playgrounds, and planned future amenities, just minutes west of Calgary. Rarely does a home combine this setting and these views with such a lifestyle.