



GRASSROOTS
REALTY GROUP

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6 Elderberry Way
Rural Rocky View County, Alberta

MLS # A2334640



\$1,049,990

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,982 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Faces Rear, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer, Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions:	N/A
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Luxury. Lifestyle. Location. Welcome to Harmony. Welcome to 6 Elderberry Way, where timeless architecture, refined finishes, and an exceptional lifestyle come together in one of Alberta's most sought-after communities. Perfectly positioned in the award-winning Village Centre, this beautifully appointed custom home offers over 3,100 sq. ft. of thoughtfully designed living space, blending sophisticated design with the comfort of everyday family living. From the moment you enter the impressive 18-foot foyer, you'll appreciate the home's sense of scale and light. Expansive southwest-facing windows flood the open-concept main floor with natural sunlight, while soaring ceilings create an atmosphere that is both elegant and inviting. At the heart of the home, the chef-inspired kitchen features premium built-in appliances, a gas cooktop, quartz countertops, full-height cabinetry, a built-in wine cabinet, an oversized island, and a walk-through pantry that seamlessly connects to the mudroom. The effortless flow between the kitchen, dining area, great room, and outdoor living space makes this home equally suited for entertaining and everyday living. Upstairs, a stunning vaulted bonus room offers the perfect gathering space, while four spacious bedrooms provide room for the entire family. The luxurious primary retreat is a true sanctuary, complete with vaulted ceilings, a spa-inspired ensuite featuring a freestanding soaker tub, oversized glass shower, dual vanities, and a generous walk-in closet with direct access to the laundry room. A triple attached garage, durable James Hardie exterior, and an unspoiled basement with bathroom rough-in provide exceptional functionality and future potential. Life in Harmony extends far beyond your front door. Enjoy exclusive access to Harmony Lake with its sandy beaches, swimming, paddleboarding, kayaking, skating,

parks, playgrounds, and over 40 km of scenic walking and cycling pathways. Golf enthusiasts will appreciate the world-class Mickelson National Golf Club, while a growing collection of future schools, wellness amenities, shopping, dining, and recreational facilities continue to elevate this award-winning community. Ideally located just 25 minutes from downtown Calgary, minutes from Calgary's west end, and under an hour to Canmore, Kananaskis, and Banff, Harmony offers an unmatched balance of city convenience and mountain adventure. Springbank Airport is nearby for private aviation, while the exciting Bingham Crossing development, anchored by the future Costco Wholesale, will bring premium shopping, restaurants, and everyday conveniences just minutes from home. More than just a home, 6 Elderberry Way offers a rare opportunity to embrace luxury lakeside living in one of Alberta's premier lifestyle communities.