



GRASSROOTS
REALTY GROUP

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1074 Harmony Parade
Rural Rocky View County, Alberta

MLS # A2337522



\$783,900

Division:	Harmony		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,775 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	DC-129
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: None.

Positioned in the pristine, award winning community of Harmony, this elegant no pet, no smoking END UNIT 3 bedroom townhome offers nearly 1,800 sq ft of beautifully developed living space. The open and airy main floor is defined by vinyl plank flooring, high ceilings, and stylish lighting, introducing a spacious front dining area and a welcoming living room anchored by a striking feature fireplace. At the heart of the home, the kitchen is thoughtfully designed with quartz countertops, a waterfall island/eating bar, generous storage, a Bosch stainless steel appliance package, and a charming alcove ideal for a computer desk or coffee station. A convenient mudroom and 2 piece powder room complete the main level. The second floor hosts three well proportioned bedrooms, a 4 piece main bath, and laundry facilities. The primary suite impresses with a walk in closet and a private 5 piece ensuite featuring dual sinks, a relaxing freestanding soaker tub, and an oversized shower. Also enjoy the private fenced back yard with patio and access to the TRIPLE DETACHED GARAGE. Perfectly set across from Harmony's Sunset Cove Playground and picnic area, this townhome enjoys effortless access to the community's extraordinary amenities—meandering pathways, vibrant parks and playgrounds, a sparkling community lake, and the acclaimed Mickelson National Golf Club and Launch Pad. Located just minutes from Calgary and offering seamless access to the majestic Rocky Mountains, Harmony delivers an exceptional lifestyle for those who want to be immersed in the outdoors while enjoying elevated everyday conveniences at their fingertips.