



GRASSROOTS
REALTY GROUP

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1062 Harmony Parade
Rural Rocky View County, Alberta

MLS # A2338046



\$700,000

Division:	Harmony		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,761 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Insulated		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	DC129
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Like new, without the wait or construction! Welcome to 1062 Harmony Parade, a beautifully appointed townhome in the award-winning lake community of Harmony. Offering the rare combination of a fully finished basement, 4 bedrooms, 4 bathrooms, a double garage, high-end finishes, and an exceptional park-facing location, this home is move-in ready and thoughtfully designed for both everyday living and entertaining. The open-concept main level is centered around a stunning chef-inspired kitchen featuring waterfall countertops, stainless steel Bosch appliances, full-height cabinetry, generous pantry storage, a gas range, and custom lighting. The inviting living room is highlighted by a stylish gas fireplace, while central air conditioning and an Ecobee smart thermostat provide effortless comfort year-round. A functional mudroom with custom-built cubbies adds everyday convenience and organization. Step outside to your cozy backyard, designed for low-maintenance enjoyment and featuring a concrete patio with a gas hookup for your BBQ, making outdoor entertaining a breeze. The oversized double garage is drywalled and insulated, offering excellent storage, functionality, and added comfort throughout the seasons. Upstairs, the spacious primary retreat is designed for relaxation, featuring a large walk-in closet with custom built-ins and a spa-inspired ensuite complete with a standalone soaker tub, an oversized shower with a built-in bench, and elegant finishes throughout. The upper-level laundry room is thoughtfully designed with additional counter space and shelving for added convenience. Two additional bedrooms and a full bathroom complete this level. The fully finished basement expands the home's versatile living space, offering a comfortable family room, an additional bedroom, a full bathroom, and excellent storage options; perfect for guests,

a home office, or growing families. One of the home's standout features is its location directly across from open green space, a playground, picnic area, and popular toboggan hill. Enjoy unobstructed park views and a seamless connection to the outdoors, without looking across the street at another row of homes. Living in Harmony means access to an exceptional array of amenities, including pathways, parks, playgrounds, the community lake, and the renowned Mickelson National Golf Club. Ideally located just minutes from Calgary and within easy reach of Canmore and the Rocky Mountains, Harmony offers the perfect balance of outdoor recreation, resort-style amenities, and urban convenience. A rare opportunity to own a move-in-ready, extensively finished home in one of Alberta's most sought-after communities, where thoughtful design, exceptional amenities, and an outstanding location come together.