



GRASSROOTS
REALTY GROUP

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340 South Harmony Drive
Rural Rocky View County, Alberta

MLS # A2342999



\$950,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,518 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated, Over		
Lot Size:	0.15 Acre		
Lot Feat:	Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	DC129
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Gazebo, Raised Planter Boxes

Located in the highly desirable community of Harmony, this beautifully appointed two-storey offers a refined blend of contemporary design, thoughtful upgrades, and comfortable family living. Built in 2022, The Charlotte by Sterling Homes features over 2,500 sq ft of developed living space with 3 bedrooms, 2.5 bathrooms, and an oversized insulated double detached garage with epoxy-coated flooring. Striking curb appeal is enhanced by a welcoming front porch, durable Hardie Board exterior, and Gemstone lighting. Inside, a spacious entryway introduces a bright, open main floor with 9' ceilings, luxury vinyl plank flooring, modern lighting, and large windows that bring in an abundance of natural light. The living room is anchored by an impressive gas fireplace with floor-to-ceiling tile and custom cabinetry on either side. The adjoining dining area flows seamlessly into the chef-inspired kitchen, where crisp white cabinetry, quartz countertops, a stylish tile backsplash, and under-cabinet lighting create a polished, timeless look. Stainless steel appliances include a 36" gas cooktop, chimney hood fan, built-in wall oven and microwave, and bar fridge. A substantial island provides seating, additional prep space, and storage, complemented by generous cabinetry and dedicated pots-and-pans drawers. A 2-piece powder room and mudroom with built-in bench complete this level, while contemporary spindle railings add architectural interest. Upstairs, plush carpeting leads to a bonus room with a vaulted ceiling and an impressive primary retreat featuring a tray ceiling, walk-in closet, and luxurious 5-piece ensuite with dual sinks, a soaker tub, and an oversized glass-enclosed steam shower with built-in bench. The walk-in closet provides convenient direct access to the laundry room. Two additional bedrooms and a 5-piece bathroom with dual sinks complete

the upper level. The unfinished basement offers excellent potential for future development, with three oversized windows, a bathroom rough-in, and plenty of space to tailor to your needs.. Outside, the fully fenced and landscaped backyard is designed for both relaxing and entertaining, featuring a large two-tiered deck, covered BBQ station with gas line, lawn area, raised garden beds, and four gates. Additional features include air conditioning, triple-pane windows, Hunter Douglas plantation shutters throughout, and paved alley access to the garage. Harmony is an award-winning master-planned community known for its exceptional recreational amenities and natural surroundings. Residents enjoy two private lakes, beach access, extensive walking and biking pathways, playgrounds, dog parks, Harmony Adventure Park, and Mickelson National Golf Club with nearby LaunchPad Golf. The growing community is complemented by the future Village Centre and Bingham Crossing, with convenient access to highly regarded Springbank schools, Springbank Airport, Calaway Park , downtown, and the Rocky Mountains. Check out the 3D Tour for a closer look!