



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4954 Harmony Circle
Rural Rocky View County, Alberta

MLS # A2343610



\$774,697

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,301 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to 4954 Harmony Circle, proudly build by Sterling Homes Calgary! Beautiful home in a sought-after lake community and close to Mickelson National Golf Course. Enjoy a side door, 9' basement ceiling, BBQ gas line rough-in, added windows, and a 2-bedroom developed basement for extra living space. Main floor flex room with double French doors is perfect for an office, playroom, or homework zone. Kitchen features stainless steel appliances, gas range, chimney hood fan, built-in microwave, island pendants, and walk-in pantry with French door and MDF shelving. Cozy up by the electric fireplace with maple mantle, or unwind in the vaulted ceiling bonus room. Ensuite offers a 5-piece layout with soaker tub, tiled shower, vanity drawers, and tile flooring in baths/laundry. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.