



GRASSROOTS
REALTY GROUP

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878 Harmony Parade
Rural Rocky View County, Alberta

MLS # A2220303



\$717,900

Division:	Harmony		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,713 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	25-8-3-W5
Exterior:	Cement Fiber Board	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Dry Bar, Quartz Counters		

Inclusions: none

Brand new without the wait! This stunning 3 bedroom townhome is located in the new and desirable community of Harmony, just minutes west of Calgary. Freshly built with a full warranty, exceptional craftsmanship and upgrades, this home is the perfect choice for those who don't want to go through the long building process. Entering the main floor you are welcomed with a large bright open living space. The living room with cozy gas fireplace leads right into your open kitchen, featuring quartz counters and of course brand new stainless steel appliances. An adorable coffee station directly across from the island adds a unique touch. The kitchen flows seamlessly into your dining room with natural light and room for a large dining area. A powder bathroom and mud room complete the main level. Headed upstairs you will find three thoughtfully laid out bedrooms. To your left are two matching bedrooms, each with a nice size closet, with each access to a 4 piece bathroom. On the other side of the upper level you will find your primary bedroom, also fresh with large bright window. The 5 piece ensuite features double sinks, a separate water closet and heated ceramic tile floor, and access to your walk in closet. The upper floor is completed with a convenient laundry room. Unfinished basement with a great layout for future development. This property includes a double detached garage accessible from the backyard. With brand new construction, the perfect floor plan and modern bright finishes, this home is sure to go quickly! Don't hesitate and contact your realtor today for a showing!