



GRASSROOTS
REALTY GROUP

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128 Harmony Circle
Rural Rocky View County, Alberta

MLS # A2221020



\$865,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,199 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	8-25-3-W5
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Bar fridge, exterior gemstone lighting, tv mount (main floor), tv mount (bonus room), Shelving in Garage

Stylish, tasteful and well thought out Sterling build. Modern elegance meets lakeside living in this beautifully upgraded 3-bedroom home in the award-winning community of Harmony. The upper level features three spacious bedrooms and a large bonus room with gorgeous vaulted ceilings, perfect for relaxing, working or entertaining. The primary suite offers a peaceful retreat with a custom walk-in closet complete with built-ins and a stunning hotel-inspired ensuite where partial wall tiling adds just the right amount of luxury and sophistication. Also yours to enjoy is a soaker tub, dual sinks and an upgraded, fully tiled shower with a convenient bench. On the main floor, natural light fills the open-concept space, highlighting bright white finishes and stylish black and gold accents. The kitchen is thoughtfully designed with high end appliances, a bar fridge, upgraded 36-inch stove and plenty of room to gather. A fully tiled gas fireplace adds warmth and visual impact in the living room, creating a cozy yet elevated atmosphere. Additional features and upgrades in this gorgeous home include a drywalled and insulated double garage, permanent exterior lighting, an exposed aggregate front walkway, A/C rough-in and a whole-house water softener. The unfinished basement is full of potential and ready to be transformed to suit your lifestyle. Every detail has been carefully considered to create a space that feels as functional as it is beautiful. Harmony offers an exceptional lifestyle with two community lakes, the Mickelson National Golf Club, over 25 kilometers of scenic pathways and thoughtfully designed parks and green spaces. Residents enjoy day-to-day convenience with a local coffee shop, pharmacy, dentist, liquor store, and a doctor's office coming soon. A future Village Centre will bring even more amenities, including cafes, boutiques, and wellness

services, right to your doorstep. Schedule your private showing today!