



**GRASSROOTS**  
REALTY GROUP

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**6 Arnica View**  
**Rural Rocky View County, Alberta**

**MLS # A2234312**



**\$988,000**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,513 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	DC-129
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Discover a home that feels open, connected, and truly one of a kind in the award-winning community of HARMONY. Perfectly set on a CORNER LOT only six houses from the LAKE and directly across from PAINTBRUSH PARK, this property offers uninterrupted sightlines along the entire SOUTH SIDE YARD, creating a rare sense of space and freedom. The absence of a rear fence enhances the park-like feel, while still providing defined outdoor living with a gated deck and fully fenced dog run along the north side yard. Inside, natural light pours through oversized windows, highlighting high ceilings and a fresh, neutral palette. The main floor welcomes you with a spacious great room and flows seamlessly into the kitchen featuring built-in appliances, a wall oven and microwave, a pull-out recycling center, and a large WALK-IN PANTRY. A private main-floor office with custom bookshelves makes working from home both practical and inspiring. Convenience is built in with laundry chute access from upstairs feeding into the main floor laundry. Upstairs, the primary suite takes in serene park views and includes a SPA-INSPIRED ENSUITE with freestanding tub, dual sinks, and a generous WALK-IN CLOSET. Two additional bedrooms, each with their own WALK-IN CLOSETS, share a full bathroom. A bright BONUS ROOM with sliding door adds flexible space, ideal as a media room, playroom, or even a fourth bedroom, complete with wardrobe included. The lower level, with 9-FOOT CEILINGS, three egress windows, dual furnaces, rough-in plumbing, and a sump pump, is ready for your future design. Extra details elevate this home: durable vinyl plank and tile flooring, zebra blinds for privacy and light control, and year-round GEMSTONE LIGHTING for effortless curb appeal. Outdoors, enjoy a thriving edible forest with fruit trees, herbs, flowering shrubs, and raised garden

beds, all kept lush by underground swales requiring minimal watering. A double detached garage and deck gas line complete the package. Living in HARMONY means more than just owning a beautiful home. It's a lifestyle, swim or paddle board on the lake, golf at Mickelson National, skate on the winter ribbon track, or explore endless trails and parks right outside your door. With Costco coming soon, to nearby Bingham Crossing, convenience meets community like never before. This property is more than a home, it's an experience of space, natural light, and connection perfectly matched to the HARMONY lifestyle. BOOK YOUR SHOWING TODAY and see why this could be the one.