



**GRASSROOTS**  
REALTY GROUP

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**986 Harmony Parade**  
**Rural Rocky View County, Alberta**

**MLS # A2238103**



**\$724,900**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,785 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, Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle, Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	NA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Live Elevated in Harmony &ndash; A Townhome That Redefines Modern Lakeside Living. This stunning luxury townhome in the award-winning, master-planned community of Harmony&mdash;a one-of-a-kind destination that blends resort-style living with timeless design. Nestled on a quiet street across from a beautifully landscaped park, this thoughtfully upgraded home offers the perfect combination of comfort, sophistication, and lifestyle&mdash;with no condo fees. Inside, you&rsquo;ll find 3 bedrooms, 2.5 bathrooms, and a double detached garage, with modern luxury vinyl plank flooring throughout, high ceilings, modern lighting, and a cohesive, designer-curated palette throughout. At the heart of the home is a show-stopping chef&rsquo;s kitchen, styled with a dramatic dark aesthetic&mdash;featuring wood cabinetry that beautifully accents the space, a stunning quartz waterfall island, gas range, and stainless steel appliances. This kitchen is a true centerpiece, perfect for culinary enthusiasts and entertaining alike. The adjacent dining space flows seamlessly from the kitchen, while the cozy living room centers around a beautiful fireplace&mdash;making this the ideal space for everyday living and entertaining. A mudroom with built-in lockers and stylish powder room complete the main floor. Upstairs, the primary suite is a serene retreat, complete with a walk-in closet and a luxurious spa-inspired ensuite with a freestanding soaker tub, large glass shower, warm wood accents, modern lighting, and in-floor heating. Two additional bedrooms are spacious and well-appointed, situated near a sleek four-piece bathroom. A convenient upper-level laundry area adds to the thoughtful layout. The unfinished basement offers endless potential with roughed-in plumbing&mdash;ready to accommodate your future development dreams, whether a media room,

fitness space, or guest suite. Outdoors, enjoy a fully fenced, low-maintenance yard&mdash;professionally landscaped with a gas BBQ hookup and patio area designed for hosting friends and family. A double detached garage adds to the functionality of this beautifully maintained home. Harmony is Alberta&rsquo;s most awarded new community, offering a lifestyle unlike anywhere else&mdash;a private lake, beach club, many kilometers of walking and biking paths, the Mickelson National Golf Club, LaunchPad, skating ribbon, adventure park, dog park, and more. It is a community intentionally designed around wellness, outdoor living, and a strong sense of connection. Located just 8 minutes west of Calgary and 45 minutes from the mountains, Harmony offers easy access to the outdoors and is close to Springbank public schools and The Edge School for Athletes&mdash;making it an ideal setting for active families and outdoor enthusiasts alike. This isn&rsquo;t just a home&mdash;it&rsquo;s a way of life.