



**GRASSROOTS**  
REALTY GROUP

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**13 Cattail Run**  
**Rural Rocky View County, Alberta**

**MLS # A2238653**



**\$995,000**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,674 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, 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>	Composite Siding, Stone	<b>Zoning:</b>	DC129
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Alarm

Live the lake life in Harmony! This immaculate Sterling-built two-storey home sits on a quiet, fully developed street just inside the community entrance. Sun-splashed main floor showcases a showhome worthy white kitchen with full height cabinetry, premium stainless appliances including bar fridge and an effortless flow to dining and living areas, perfect for entertaining. A convenient mudroom keeps life organized, while a whole-home water-softener adds everyday comfort. Upstairs you'll find three generous bedrooms, including a serene primary retreat with walk-in closet and luxurious ensuite. The undeveloped basement invites your future media gym or guest suite. An oversized double garage leaves space to store all the tools and toys, and the west-facing backyard captures glowing prairie sunsets. From your door it's a short stroll to the lake, a 25-km pathway network. Burn energy at the multi-sport Adventure Park with pump tracks, climbing wall, dog park, and winding skating ribbon. Golf Mickelson National's championship fairways, then settle into a heated bay at LaunchPad's range and social lounge. Growth is thoughtfully planned where the pedestrian-oriented Village Centre will introduce cafés, a neighbourhood grocer, boutiques, and a Nordic-style wellness spa wrapped around a harbour plaza and future K-8 school site. Add quick access to Edge School and the Springbank public school system, and it's clear why Harmony continues to earn "Community of the Year" honours. Four-season family living at its finest.