



**GRASSROOTS**  
REALTY GROUP

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**5017 Harmony Circle**  
**Rural Rocky View County, Alberta**

**MLS # A2240473**



**\$619,800**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,897 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Level		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Introducing the Elliot duplex in Harmony, built by Broadview Homes—offering 1826 sqft of stylish and functional living space. This thoughtfully designed home features 3 spacious bedrooms, 2.5 bathrooms, and an extra-large bonus room, perfect for family movie nights or a home office. The main floor includes a versatile flex room and a large kitchen that’s ideal for entertaining, with high-quality finishes throughout. Step outside to a rear deck that’s perfect for summer BBQs and outdoor living. The upgraded primary ensuite offers a spa-like retreat with premium features, plus a huge walk-in closet to meet all your storage needs. Enjoy the added value of basement plumbing rough-ins and currently a detached double garage is included! Located in the vibrant lake community of Harmony, surrounded by nature, pathways, and future amenities, this move-in-ready home delivers space, comfort, and lasting quality. Photos are representative.