



**GRASSROOTS**  
REALTY GROUP

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**514 South Harmony Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2243754**



**\$1,074,000**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,550 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Interior Lot, Lake, Lan		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Natural Gas	<b>Water:</b>	Drinking Water, Other
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	Public Sewer, Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other	<b>Zoning:</b>	DC129
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Chandelier, Closet Organizers, Crown Molding, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Wet Bar		
<b>Inclusions:</b>	TV MOUNT ABOVE FIREPLACE		

Welcome to this beautifully upgraded and spacious home located in the heart of Harmony, a nationally recognized, master-planned community offering resort-style amenities with small-town charm. Boasting over 3,700 sq. ft. of finished living space and more than \$100,000 in premium post-purchase upgrades, this home delivers the perfect blend of luxury, functionality, and comfort. Situated on a generous 6,500+ sq. ft. lot, the property features a triple detached garage, professionally finished with insulation, drywall, epoxy flooring, and 220V wiring for EV charging or an electric heater. Inside, the home offers 4 bedrooms, 3.5 bathrooms, and a fully developed basement designed for modern, multi-functional living. The bright and open main floor boasts a spacious great room with a cozy gas fireplace, maple mantel, and full-height shiplap detail, flanked by large windows and two three-panel patio doors that flood the space with natural light. The chef-inspired kitchen features a large island with eating bar, walk-in pantry, and sleek finishes—perfect for entertaining. A versatile main-floor den with custom built-ins and coffee station makes an ideal home office or reading nook. The well-designed main-floor laundry includes a convenient chute from the upper level. Upstairs, the primary retreat showcases mountain views and a luxurious 5-piece ensuite with dual vanities, freestanding tub, glass-enclosed shower, and a large walk-in closet. A central bonus room, two additional bedrooms (both with walk-in closets), and a 4-piece main bath complete the upper level. The professionally finished basement adds incredible flexibility with a custom wet bar, spacious rec room with iron spindle railings, adjoining games area, fourth bedroom, additional flex room (ideal as a home office or playroom), and a full bath featuring an upgraded herringbone tile shower.

Bonus: laundry rough-in under the stairs&mdash;perfect for guests or independent teens. Enjoy the lifestyle that makes Harmony truly exceptional: paddleboard on the 40-acre lake, golf at Mickelson National, explore scenic trails, or skate the winter pathways. With a vibrant Village Centre underway and a strong sense of community, Harmony offers not just a home&mdash;but a way of life