



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

108 HARMONY Circle
Rural Rocky View County, Alberta

MLS # A2246678



\$879,900

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,209 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC129
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	2 Garage Controls, SMART HOME PACKAGE (new in box)		

Step inside this BEAUTIFUL 2-STOREY DETACHED HOME in the heart of the COMMUNITY of HARMONY, where thoughtful design meets upscale comfort. Offering OVER 3,160 SQ FT OF DEVELOPED LIVING SPACE, this home features 5 BEDS, 3.5 BATHS, a FULLY FINISHED BASEMENT, + DETACHED 21' x 21' INSULATED DOUBLE GARAGE, all set on a 4,791 SQ FT LOT. You're welcomed by a COVERED FRONT PORCH and a SPACIOUS FOYER that leads directly into a large PRIVATE OFFICE - ideal for working from home. Beyond the front hallway, the main living area opens up with 9' CEILINGS, showcasing a BRIGHT GREAT ROOM w/GAS FIREPLACE + OVERSIZED WINDOWS that fill the space with NATURAL LIGHT. At the heart of the home, the GOURMET KITCHEN features a LARGE QUARTZ ISLAND, BLANCO GRANITE FARMHOUSE SINK, BUILT-IN WALL OVEN, GAS RANGE, SS APPLIANCES, + a WALK-IN PANTRY. This chef-inspired kitchen both has STYLE and FUNCTION - adjacent is the BEAUTIFULLY APPOINTED DINING AREA, w/BUILT-IN COUNTER AND CABINETRY, ideal for extra storage, serving, or display. Nearby is a MUDROOM + 2-PIECE POWDER ROOM that completes the main floor. Upstairs, a comfortable FAMILY ROOM with VAULTED CEILINGS - a perfect area for relaxing or watching movies. The spacious PRIMARY SUITE includes a WALK-IN CLOSET, a LUXURIOUS 5-PIECE ENSUITE w/SOAKING TUB, DOUBLE VANITIES, + a WALK-IN SHOWER. 2 additional BEDROOMS, a 5 PC BATH + a LAUNDRY ROOM w/STORAGE. The FULLY DEVELOPED BASEMENT adds versatility with a MASSIVE RECREATION ROOM that easily accommodates games, media, or fitness setups. 2 more BEDROOMS, a 3 PC BATH, + a dedicated

STORAGE/MECHANICAL ROOM ensure comfort and practicality for guests, teens, or extended family. This home includes NETWORK WIRING THROUGHOUT and a SMART HOME PACKAGE (NEW-NEVER USED). Outside, the offers LANE ACCESS to your INSULATED DOUBLE GARAGE w/a parking pad beside. ROOM TO PARK ADDITIONAL VEHICLES - perfect for outdoor enthusiasts, guests, or future expansion. The generous SIDE YARD adds even more usable space, providing easy access and enhancing the home's functionality. Whether you're envisioning a garden, patio, play space, or outdoor kitchen, the backyard is truly a BLANK CANVAS AWAITING YOUR PERSONAL TOUCH. This exclusive neighborhood offers 2 CRYSTAL-CLEAR LAKES with BEACH ACCESS, NON-MOTORIZED WATER SPORTS, and year-round enjoyment. A FULLY OPERATING BEACH CLUB, extensive WALKING & BIKING PATHS, and MULTIPLE PLAYGROUNDS encourage an active, social lifestyle. GOLF ENTHUSIASTS will love being home to the MICKELSON NATIONAL GOLF CLUB, a championship-level course just minutes away. With SCHOOLS, COMMERCIAL SHOPS, and a TOWN CENTRE underway, Harmony continues to grow with future-focused planning. Enjoy quick access to SPRINGBANK AIRPORT, nearby COSTCO, MARKET MALL, and all the amenities of WEST CALGARY. With the ROCKY MOUNTAINS just a short drive away, weekend escapes to CANMORE, BANFF, + KANANASKIS are always within reach. Don't Wait - Book Your Showing NOW!!