



**GRASSROOTS**  
REALTY GROUP

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**211 Perch Bend**  
**Rural Rocky View County, Alberta**

**MLS # A2250129**

**\$896,800**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,214 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	NA		

This is sure to become one of the most sought after streets in Harmony! Across from very high end luxury homes! A one-of-a-kind lake community where every detail has been designed to bring together recreation, relaxation, and refined living. Nestled alongside the renowned Mickelson National Golf Course and surrounded by breathtaking Rocky Mountain views, this brand-new Daytona home offers the perfect balance of sophistication and family comfort. From the moment you arrive, the curb appeal sets the tone. A large oversized triple garage provides exceptional space for vehicles, storage, or even a workshop—ideal for hobbyists, sports gear, or all the extras that come with lake and mountain living. Thoughtfully planned front and rear porches create inviting spaces to relax outdoors, whether you’re sipping morning coffee or entertaining guests on a summer evening. Step inside to a light-filled open-concept main floor, where modern design meets functionality. The kitchen is a showstopper, featuring a massive island with seating, sleek granite countertops, a walk-in pantry, and a full suite of stainless steel appliances—a dream for home chefs and entertainers alike. The space flows seamlessly into the dining area and great room, where a gas fireplace adds warmth and character, making it the heart of the home. Upstairs, this home continues to impress. The primary retreat is a true sanctuary, offering a spa-inspired ensuite with a luxurious soaker tub, separate shower, dual vanities, and a spacious walk-in closet. Two additional bedrooms are generously sized, each with easy access to a full bath. A jumbo bonus room provides endless possibilities—whether you envision a home theatre, games room, private office, or a cozy lounge space for family movie nights. The convenience of upper-floor laundry completes this level with ease. Life

in Harmony goes far beyond the walls of your home. Residents enjoy access to a vibrant lake community that includes sandy beaches, playgrounds, and trails, along with the future Village Centre offering shopping, dining, and gathering spaces. For golfers, the championship Mickelson National Golf Course is just steps away, while the Rocky Mountains are within easy reach for weekend getaways. This home represents more than just a place to live—it's an opportunity to embrace the lifestyle you've always dreamed of. Whether it's paddleboarding at the lake, teeing off on the fairway, or simply enjoying a quiet evening by the fire, Harmony is where it all comes together.