



GRASSROOTS
REALTY GROUP

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1002 Harmony Parade
Rural Rocky View County, Alberta

MLS # A2251042



\$879,000

Division:	Harmony		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,792 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Oversized, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back 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:	Brick, Concrete, Wood Frame	Zoning:	TBV
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: wall art, 2 house keys + 2 garage remotes

Discover this rare luxury end-unit townhome in Harmony, a former showhome offering a bright and open floorplan with exceptional upgrades, a private yard and an oversized triple garage. With unobstructed mountain views, high-end finishes and access to Harmony's award-winning amenities, this property blends luxury with everyday convenience. Inside, the open-concept main floor showcases a gourmet kitchen with Bosch appliances, ceiling-height cabinetry, Silgranit sink and functional built-ins in the dining area. A custom wine bar with beverage cooler, wine rack and shelving makes entertaining easy, while the living room is centered around an upgraded designer electric fireplace. Large, bright windows are covered with Hunter Douglas blinds and flood the space with natural light. The primary bedroom is a true retreat, with soaring ceilings, oversized windows capturing the mountains and a walk-in closet with custom built-ins. The spa-inspired ensuite offers a soaker tub, tiled shower, dual sinks and shelving for elegant storage. Two additional bedrooms, a full bath and a well-planned laundry room with cabinetry, countertop and hanging rod complete the upper level. The fully developed basement adds even more living space, with a rec room featuring extensive built-ins, a games or work area, full bathroom and a large multipurpose room. Outdoors, enjoy one of the most desirable layouts among Harmony townhomes for sale, a private yard with concrete patio and spacious grass area, large enough to accommodate a garden, trampoline, pool or play structure. The oversized, drywalled triple garage provides parking and storage space unique to this home. Additional upgrades include air conditioning and sump pump. The showhome furniture is negotiable and all stylish wall art is included, making this stylish home move-in ready. From your doorstep and

primary bedroom windows, take in the park and Rocky Mountain views. Just outside, you'll find everything that makes Harmony a master-planned community, a private lake and beach club, Mickelson National Golf Course, LaunchPad golf facility, adventure zone, a locally owned coffee shop, daycare, dog parks, walking paths and so much more. Want to escape to the mountains for the weekend? Canmore is less than 45 minutes away from your door. If you're searching for a luxury townhome in Harmony with a triple garage, private yard and stunning mountain views, this is it!