



**GRASSROOTS**  
REALTY GROUP

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

**22 Pipit Glen**  
**Rural Rocky View County, Alberta**

**MLS # A2254126**



**\$979,900**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,529 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	CD129
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** none

Here is your opportunity to move into a beautiful half-duplex bungalow villa with fully developed walkout basement, large double garage, and backing onto a walking path in the lake community of Harmony. This home features 9' ceilings, quartz counters, hardwood floors and abundant natural light. As you enter the spacious and inviting foyer, you'll take in the bright, open atmosphere of the home including the extra windows and double sliding patio doors to the deck on the south side that are truly unique. The open concept main level takes full advantage of the views giving you sight lines to the east and south. The Chef-inspired kitchen features stainless steel appliances, an abundance of cabinets & massive island overlooking a spacious dining room and views through the sliding door to the deck. The open plan is perfect for large gatherings or intimate retreats with generous living room including a gas fireplace. The primary suite boasts stunning views, walk-in closet, & luxurious double vanity ensuite, soaker tub & tiled shower with glass door. You will love the convenient main level laundry room including a sink conveniently located at the garage entry. The metal spindle railing over the stairs will lead you to a spacious walk-out basement that offers large areas to relax or entertain including a wet bar, as well as 2 huge bedrooms, both with walk-in closets, a full bathroom & plenty of storage. Take in the open sky and country views from the elevated deck or lower concrete patio. Enjoy your fully landscaped backyard, including irrigated lawn, circular stone seating area as well as the aggregate patio. There are many parks and walkways that weave through the community taking you to the lake and the activities it offers, or over to Mickelson National Golf Club or Launchpad, in addition to several unique play spaces and a dog park! You'll enjoy peace living in Harmony,

being out of the city and lose to nature, while having quick access to Calgary and Cochrane. Don't miss your opportunity to own a like-new home in a great community!