



**GRASSROOTS**  
REALTY GROUP

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**29 Pike Bay**  
**Rural Rocky View County, Alberta**

**MLS # A2260714**



**\$3,000,000**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Harmony                                                                  |               |                  |
| <b>Type:</b>     | Residential/House                                                        |               |                  |
| <b>Style:</b>    | Bungalow                                                                 |               |                  |
| <b>Size:</b>     | 3,093 sq.ft.                                                             | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 3 full / 2 half  |
| <b>Garage:</b>   | Double Garage Attached, Single Garage Attached, Triple Garage Attached   |               |                  |
| <b>Lot Size:</b> | 0.34 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Back Yard, Beach, Cul-De-Sac, Front Yard, Garden, Lake, Landscaped, Lawn |               |                  |

|                    |                                                                                                                                                                                                                                                                                                                                                           |                   |              |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | High Efficiency, Make-up Air, Fireplace(s), Forced Air                                                                                                                                                                                                                                                                                                    | <b>Water:</b>     | Co-operative |
| <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, Separate/Exterior Entry, Walk-Out To Grade                                                                                                                                                                                                                                                                                                | <b>LLD:</b>       | 8-25-3-W5    |
| <b>Exterior:</b>   | Cement Fiber Board, Composite Siding, Stone, Stucco                                                                                                                                                                                                                                                                                                       | <b>Zoning:</b>    | DC-129       |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                                                                                                                           | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound |                   |              |
| <b>Inclusions:</b> | Some items negotiable outside of the sale.                                                                                                                                                                                                                                                                                                                |                   |              |

Exceptional opportunity to step into Harmony's exclusive Lakeside lifestyle, in a uniquely crafted, walk-out Bungalow plus Bonus Loft - approximately 5000 sq.ft. of thoughtfully developed space. This spectacular home is ready for you now, at a price that cannot be matched by new builds on comparable lake front lots. Fully landscaped, the 0.34 Acre South-exposed plot includes a personal use dock. The iGuide Tour and Floor Plan Link, offers an enhanced experience, inside and out. This architectural masterpiece is structured across the width of the land by McDowell (built by Baywest Homes) to capture all surrounding water views, starting with full-height glass at the central foyer and lower courtyard, then additionally, from every principal room on all 3 levels. Both dominant floors are cleverly separated into sleeping suites and full bathrooms on one side, and common use areas on the other. Every space is tied together by stylish finishings that blend timeless elegance and a contemporary flair. Enjoy this retreat year-round, with 2 upper balcony decks (1 covered), and 4 direct exits to grade-level patio terraces (2 covered), plus beautiful pergola seating location by the water. The open Living and Dining spaces are set off by a striking Gourmet-quality eat-in Kitchen, with a massive Porcelain Island (seats 4 comfortably), a walk-through Butler's Pantry (has a drawer Microwave and Beverage Cooler), a 6 burner Gas top Double-Range, Built-in Hood, paneled Fridge, Freezer and Dishwasher. The Primary Suite is a private space, with its own balcony, a vestibule Study/Dressing area, Walk-in Closet and 6 piece Ensuite completed by accessible flush-tiled shower. The upper Bonus Loft has its own 2-piece Bath and customized side-bar with another convenient chiller. The developed 1990 sq.ft. of the lower level has equally stunning water views, from a Rec/Theatre, Gym, Wet

Bar/Wine Room gathering space, and two Bedrooms. Additional luxuries include a Sauna in the third full Bathroom, a 4-stop Elevator, elegant Powder Room, Locker-and-Bench Mud Room, wrapped cabinet Laundry with sink, and Triple Garage capacity, split for greater convenience, with a heated double bay. Numerous features are outlined in available brochures. Look for hidden gems, like second laundry hook ups, full sound and security, plus high end finishes with supplier names. The home is under Alberta New Home and Builder Warranties, to be transferred to new owners as applicable, not warranted by current owners.