



GRASSROOTS
REALTY GROUP

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**213 Alpine Rush View
Rural Rocky View County, Alberta**

MLS # A2262781



\$599,900

Division:	Harmony		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,703 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 509
Basement:	None	LLD:	-
Exterior:	Brick, Stucco	Zoning:	TBV
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: TV mount in living room

Welcome to this exquisite townhome that epitomizes the perfect blend of luxury, functionality, and natural beauty. Nestled in the highly sought after community of Harmony, this residence stands out with a plethora of upgrades, meticulous maintenance, and thoughtful design. As you step inside this you are met with a great sized den space sitting off the front entrance and steps away from the oversized double car garage. Boasting a forward-thinking 40-amp connection to the garage for electric vehicles, this home is a testament to modern living. Ascending up the stairs you are met with the kitchen which immediately captivates with its elegant features. Quartz countertops glisten, complemented by a large island adorned with a breakfast bar for casual dining. The ceiling-height white cabinetry adds an air of sophistication, and all appliances are an upgraded stainless steel package, including a gas range stove that caters to the culinary enthusiast. A culinary haven wouldn't be complete without a massive pantry, and this home delivers with extensive shelving for optimal organization. Adjacent to the kitchen is the charming eating nook, offering not only a delightful space to enjoy meals but also access to the front deck. From this vantage point, take in breathtaking views of the serene lake. The living room boasts gorgeous natural light, providing a bright and open atmosphere. Large windows frame panoramic views of the majestic mountains, connecting the interior with the surrounding landscape. A beautiful fireplace becomes a focal point, featuring a custom tile surround that adds a touch of elegance and warmth to the space. Arriving at the upper level, the primary suite awaits. The highlight of the primary suite is the custom California closet. The ensuite bathroom is a sanctuary in itself, featuring in floor heating, a private water closet, a standalone shower, and a double

vanity at a comfortable counter height. The convenience continues with an upgraded laundry area. Quartz counters above the appliances enhance the space. Additional shelving and a large linen closet ensure that storage is never a concern, adding practicality to the overall design of the home. The upper level is completed with two additional generously sized bedrooms along with a 4-piece bathroom. This townhome goes beyond the ordinary, offering not only a luxurious living space but also a lifestyle that harmonizes with the natural beauty that surrounds it. With meticulous attention to detail, modern upgrades including air conditioning, and a strategic location that maximizes views. With four parking spots between the garage and driveway, this property combines convenience and elegance seamlessly. Enjoy maintenance free living, no snow shoveling or yard work required. Walking distance to the lake and up and coming shopping & amenities development including the Nordic Spa. Pride of ownership is seen throughout.