



GRASSROOTS
REALTY GROUP

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207 Perch Bend
Rural Rocky View County, Alberta

MLS # A2263864



\$874,900

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,188 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	8-25-3-W5
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

This beautifully designed modern build by Daytona Homes, set on a future lake facing street in Harmony, offers over 2100 sq. ft of thoughtfully designed living space. With exceptional curb appeal, striking black-and-white exterior accents, and a detached triple-car garage, this home makes a bold statement from the moment you arrive. Step inside to a bright, inviting interior with wide plank flooring throughout the main level. A private office is perfectly positioned by the front entrance, while the main-floor laundry and tucked-away half bath enhance everyday convenience. The heart of the home — the open-concept kitchen and living area — is flooded with natural light from expansive windows. The kitchen features natural wood cabinetry paired with sleek black accents, stainless steel appliances, quartz countertops, subway tile backsplash, and a large walk-in pantry. The living room offers a cozy fireplace with neutral, thoughtfully selected tile, seamlessly connecting to the expansive back deck. The rear yard is an open canvas ready for your personal landscaping ideas. Upstairs, the floor plan is designed for both privacy and functionality. A bright bonus room faces the future lake, while the primary suite is a true retreat, complete with a spacious walk-in closet and a luxurious five-piece ensuite with modern tile, freestanding tub, quartz countertops, and sleek black cabinetry and hardware. Two additional well-sized bedrooms share a four-piece bathroom, making the upper level ideal for family living. The basement is undeveloped, offering ample space to create a customized entertainment, recreation, or additional living area. Harmony is a vibrant, award-winning community known for its family-friendly atmosphere, scenic walking and biking trails, parks, playgrounds, and future lake access. Residents enjoy proximity to top-rated schools, the Rocky

Mountains, shopping, dining, and recreational amenities, as well as community events that foster a strong neighbourhood spirit. This home perfectly blends modern living, thoughtful design, and a vibrant community lifestyle in one of Calgary’s most sought-after neighbourhoods.