



GRASSROOTS
REALTY GROUP

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5061 Harmony Circle
Rural Rocky View County, Alberta

MLS # A2269124



\$514,900

Division:	Harmony		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,482 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad, See Remarks		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	DC129 (VR4)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

TIRED OF HOMES THAT LOOK PERFECT ONLINE BUT FALL FLAT IN PERSON? THIS ONE ACTUALLY DELIVERS. — The main floor skips the filler and gets straight to what matters—kitchen, dining, and living flowing together under NINE-FOOT CEILINGS and sunlight that lasts all day. White QUARTZ COUNTERS, warm-toned floors, and soft neutral cabinetry make it feel fresh without trying too hard. It’s calm, modern, and made for real life, not just the photos. Sick of kitchens that only look good until dinner starts? This one was built to work. A CHIMNEY HOOD FAN AND BUILT-IN MICROWAVE keep the counters clear, the SILGRANIT SINK hides the evidence, and the electric range stays clean-up friendly (gas line roughed in if you prefer flame over coil). Off the back, a FULL-SIZE DECK with a BBQ gas line means your “someday patio setup” starts now. Done with hauling laundry down two flights of stairs? Upstairs, it’s right where it belongs—next to three bedrooms that keep mornings smooth and privacy intact. The primary gets the good light and a TILE-AND-GLASS SHOWER that feels boutique instead of builder-basic. Downstairs, the unfinished basement with 9-FOOT FOUNDATION WALLS and a 200-amp panel is ready for whatever “next” looks like. And then there’s Harmony. The name isn’t marketing—it’s a promise. A LAKESIDE COMMUNITY built around balance: MOUNTAIN VIEWS on the horizon, calm streets that stay walkable, and a VILLAGE CENTRE that turns errands into excuses to linger. Weekends stretch longer here, the light hits different, and the air feels just a little quieter. It’s where workdays end sooner and life picks up where it should. IMMEDIATE POSSESSION means no countdown, no

dust, no waiting. Just keys, calm, and a neighborhood that's already figured out the balance everyone else is still searching for. Tour the home, breathe the air, and see why Harmony has a way of turning visits into stays. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model – fit and finish may differ. Interior selections and floorplans shown in photos.