



GRASSROOTS
REALTY GROUP

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

336 South Harmony Drive
Rural Rocky View County, Alberta

MLS # A2270972



\$1,049,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,780 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Reverse Pie Shaped Lot		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Dishwasher & Refrigerator in Basement		

Welcome to this stunning, METICULOUSLY CARED FOR home in the one of a kind Mickelson Golf Course and lake community of Harmony. Situated steps from a greenspace, this home has great curb appeal and captures your attention with a full front verandah that invites you to sit and enjoy the serene surroundings. Step inside to a bright and sunny open floor plan that creates an amazing first impression. The breathtaking kitchen features high end appliances including a heavy duty Miele hood fan and a Miele 6-burner gas stove with gas oven. The trendy white cabinetry, a huge island and granite countertops add a touch of elegance to this functional space, perfect for any home chef. Throughout the main floor, beautiful hardwood floors lead you to a cozy den, ideal for a home office or quiet retreat. The spacious living room is a true highlight, showcasing a fireplace feature wall that serves as the perfect centerpiece for gatherings. Upstairs, you'll find a great sized bonus room, a convenient laundry room and three great sized bedrooms. The extra large primary bedroom is a luxurious escape, complete with a spa inspired ensuite and a generous walk in closet. The fully developed basement offers even more living space and includes a fully SELF CONTAINED FOURTH BEDROOM WITH ITS OWN LAUNDRY, walk in closet and 4 piece ensuite; also a 2 piece bathroom and huge games/family room, perfect for entertaining or relaxing with loved ones. With nearly 2,800 square feet of thoughtfully designed space, this FOUR BEDROOM FAMILY HOME features a floor plan that effortlessly accommodates a variety of lifestyles. Move in and enjoy the incredible amenities Harmony has to offer including two private lakes, miles of beautiful pathways, parks, playgrounds, the future Village Centre, a WORLD CLASS MICKELSON GOLF COURSE and quick easy

access to the mountains.