



GRASSROOTS
REALTY GROUP

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

191 Perch Bend
Rural Rocky View County, Alberta

MLS # A2272008



\$849,900

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,213 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Other, Rectangular Lot		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	VR2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: n/a

A triple garage included on what is to become one of the most sought after streets in Harmony. Across from very high end luxury homes backing onto the lake in Harmony.. Experience the pinnacle of Rocky View County living in this exceptional new-build, two-storey home nestled in the highly coveted, master-planned community of Harmony, designed for families seeking both luxury and connection. This residence boasts an expansive and functional floor plan featuring three spacious bedrooms and two and a half meticulously finished bathrooms, providing ample space and privacy for the whole family. The main floor is an entertainer's dream, anchored by a cozy gas fireplace in the bright Great Room, complemented by a sophisticated, dedicated Dining Room for formal occasions, and a versatile den perfect for a home office or study area. Ascend the stairs to find the dedicated family retreat: a large Bonus Room offering flexible space for media or play, ensuring the main living area remains serene. The exceptional outdoor amenities include a charming front porch for enjoying your morning coffee and a private rear deck ideal for summer barbecues, leading to the highly functional, oversized triple car garage for secure parking and storage. Beyond your property line, the Harmony community elevates your lifestyle with unparalleled access to nature and recreation, featuring a pristine lake for year-round activities, extensive parks and playgrounds, and a state-of-the-art recreational facility, making this not just a new house, but the foundation for an extraordinary life lived in balance.