



**GRASSROOTS**  
REALTY GROUP

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**12 Junegrass Terrace**  
**Rural Rocky View County, Alberta**

**MLS # A2276311**



**\$1,725,000**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,461 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC129
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Discover the perfect balance of sophistication, function and lifestyle at 12 Junegrass Terrace in Harmony. This luxury family home is a former Calbridge showhome, featuring high-end finishings, unique architectural details and a highly functional layout designed to meet the needs of a busy family. From the inviting front porch to the walkout basement backing onto Harmony's walking paths, every detail has been carefully curated. Inside, the home showcases four bedrooms upstairs plus an expansive bonus room, a rare find in Harmony real estate. The primary retreat is a true sanctuary, complete with power blinds, a spa-inspired ensuite that feels like a luxury hotel bathroom and a spacious walk-in closet. The fully finished walkout basement elevates this home beyond expectations. Enjoy a dedicated home gym, a wet bar with wine fridge and a private wine room that is perfect for entertaining. Step outside directly onto Harmony's pathway system, connecting you to the lake, playgrounds, golf course, and all of Harmony's award-winning community amenities. Practicality meets luxury with an oversized triple garage, already drywalled with ceilings high enough to accommodate a lift. This home also comes with the option of negotiable furniture, allowing for a move-in-ready opportunity that blends seamlessly with the space. Every corner reveals thoughtful upgrades and high-end finishings, along with unique design elements rarely found in Harmony. Positioned on a quiet, established street, this home offers not just privacy but also the warmth and connection of an already developed portion of the neighbourhood. Living in Harmony means more than just owning a home, it's about embracing the lifestyle. With lake access, the Mickelson National Golf Club, walking and biking trails, playgrounds and a growing Village Centre with shops and dining, Harmony has

become one of Springbank's most desirable communities near Calgary. If you've been searching for a luxury walkout home in Harmony, with a triple garage, four bedrooms upstairs, and a fully developed walkout basement, this is it. This home combines timeless style with everyday ease, a residence that will be admired by guests and treasured by those lucky enough to call it home.