



GRASSROOTS
REALTY GROUP

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38 Yarrow Gate
Rural Rocky View County, Alberta

MLS # A2278763



\$969,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,376 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, In Garage Electric Vehicle Charging		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Lake, Landscaped, Low Maintenance		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Private
Floors:	Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC129
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, French Door, Granite Counters, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Sauna, Walk-In Closet(s)		

Inclusions: Built-in oven, gas cooktop, refrigerator, dishwasher, microwave, range hood; both sets of washers & dryers; window coverings; water softener, water purifier & reverse osmosis system; 15â€™™ swim spa; patio furniture, gas fire pit & Adirondack chairs; infrared sauna; garage door controls.

Located in the community of Harmony, this well-finished home offers 2,376 sq ft of above-grade living space, plus a fully developed basement with 1,097 sq ft of additional finished area. The property includes 5 bedrooms and 3.5 bathrooms. The open-concept main floor features hardwood flooring, a kitchen with full-height cabinetry, quartz countertops, gas cooktop, walk-in pantry, large island with wine fridge, and a dedicated main-floor office with sliding barn door. Upstairs, the primary bedroom includes vaulted ceilings and an ensuite with heated floors, soaker tub, glass shower, and walk-in closet with private sauna. The finished basement offers a recreation/media room, two bedrooms, a full bathroom with heated floors, and a second laundry area. The fenced backyard includes a swim spa, deck, patio, and professional landscaping. The heated and insulated garage features epoxy flooring and 220V power. Conveniently located with access to community pathways, lake amenities, and recreation areas. Golf, schools, and local services are accessible by vehicle, with road connections providing access toward Calgary and the Rocky Mountains.