



GRASSROOTS
REALTY GROUP

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348 South Harmony Drive
Rural Rocky View County, Alberta

MLS # A2278899



\$859,900

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,350 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Cleared, Other, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: Hot Tub

Located in the sought-after, award-winning community of Harmony, this newly built farmhouse-inspired modern design is sure to impress. With over 2,300 sq. ft. of thoughtfully designed living space and more than \$40,000 in upgrades, this Broadview-built home is the perfect family retreat, complete with a double detached garage and plenty of storage options throughout. Move-in ready with thoughtfully selected upgraded finishes, it's designed for both comfort and style. The main floor, with abundant natural light and large windows, features an open-concept living and dining area, a modern chef's kitchen with quartz countertops, beautiful backsplash and stainless steel appliances, a private office, and a stylish powder room. Step outside to your dream oasis, a full-length deck with a custom built pergola, privacy walls, BBQ area, lounge space, outdoor lighting and hot tub—perfect for entertaining or relaxing evenings. Upstairs, a modern bonus room provides an exceptional space for relaxing, alongside two bedrooms with closet organizers, a 5-piece bathroom, and a laundry room with plenty of additional storage. The primary suite is spacious and bright with large windows, featuring a spa-inspired 5-piece ensuite with beautiful tile, a modern freestanding tub, and a large walk-in closet. The basement remains undeveloped, ready for your personal touch. Additional highlights include gemstone lighting, air conditioning, water softener, premium flooring, custom built-ins, upgraded staircase railings, and upgraded lighting and tile throughout. The yard is an open canvas awaiting your green thumb—perfect for creating your own outdoor oasis. Combined with striking curb appeal, a functional family-friendly layout, and Harmony's exceptional amenities—including scenic lakes, pathways, golf course, and welcoming community

spirit—this farmhouse-inspired home truly has it all. Conveniently located across from the school bus stop, it’s an ideal family home. VIRTUAL TOUR AVAILABLE.