



GRASSROOTS
REALTY GROUP

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914 Harmony Parade
Rural Rocky View County, Alberta

MLS # A2280153



\$730,000

Division:	Harmony		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,756 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC129
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this luxury townhome in the heart of Harmony, where refined design meets effortless, resort style living. Thoughtfully curated with high-quality finishings throughout, this home offers an elevated everyday experience. The open-concept main level is anchored by a stunning kitchen featuring waterfall countertops, Bosch appliances, full-height cabinetry, generous pantry space and a beautifully integrated built-in bar with wine rack and coffee station, perfect for entertaining or quiet mornings. A gas fireplace adds warmth and sophistication to the living space, while motorized shades provide comfort and privacy at the touch of a button. Step outside to your south facing, low-maintenance backyard, complete with a gas line on a concrete pad, ideal for outdoor cooking. The oversized double garage offers added privacy and ample storage. Upstairs, the primary suite is a true retreat with a large bedroom, walk-in closet with custom built-ins and a spa-inspired ensuite featuring a bench in the shower and a gorgeous standalone soaker tub. Upstairs laundry is thoughtfully designed with countertops and shelving for everyday convenience. The mudroom with built-in cubbies keeps life organized and clutter-free. Perfectly positioned across from open fields, a toboggan hill, playground and picnic area, this home enjoys unobstructed park views and a strong sense of connection to nature. Located in the vibrant lake community of Harmony, residents enjoy access to pathways, parks, recreational amenities and the renowned Mickelson National Golf Club. Just a short drive to Canmore and the Rocky Mountains, with easy access to downtown Calgary, Harmony offers the ideal balance of outdoor adventure and urban convenience. A rare opportunity to own a luxury townhome in one of Calgary's most sought-after communities where lifestyle, location and design

align perfectly.