



**914 Harmony Parade  
Rural Rocky View County, Alberta**

**MLS # A2280153**



**\$730,000**

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

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