



GRASSROOTS
REALTY GROUP

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5038 Harmony Circle
Rural Rocky View County, Alberta

MLS # A2280995



\$579,900

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,608 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Metal Siding , Mixed, Vinyl Siding, Wood Frame	Zoning:	DC 129 (VR-4)
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data

Inclusions: N/A

IF YOU'VE BEEN CRAVING MORE SKY, MORE QUIET, AND A LIFE THAT POINTS WEST INSTEAD OF INNER-CITY, THIS IS YOUR MOMENT. Set in Harmony, this brand-new home is for condo dwellers, renters, and city-ready buyers who want out — NOT FARTHER AWAY, JUST BETTER PLACED. Mountains on the horizon, A LAKE AT THE CENTRE OF DAILY LIFE, and streets that feel calm the minute you turn onto them. Inside, the layout is sharp and intentional. A MAIN-FLOOR POCKET OFFICE with its own window makes work-from-home actually workable. The kitchen is clean, modern, and confidently finished with QUARTZ SURFACES, FULL-HEIGHT CABINETRY, A STATEMENT HOOD FAN, and warm tile that keeps things elevated without feeling precious. Living and dining flow naturally — made for everyday life, not staging photos. Upstairs, the BONUS ROOM lands exactly where you want it, the laundry is where it should be, and three bedrooms are thoughtfully separated. The VAULTED PRIMARY RETREAT feels calm and private, with a polished ensuite finished in matte black details and tiled shower surrounds that hold up long after trends fade. Downstairs, the unfinished basement offers flexibility for whatever comes next — storage, gym, workspace, or future development — supported by smart upgrades like a 200-amp electrical panel, 80-GALLON HOT WATER TANK, sump system, and sound-attenuation construction. Outside, a CONCRETE PARKING PAD and FULL-WIDTH FRONT PORCH keep things practical and welcoming. The home is expected to be ready mid-February, which means you can be settled in time to enjoy everything Harmony does best: pathways, water, open space, and a pace of life that finally feels right. This isn't about trying harder. IT'S ABOUT LIVING BETTER

— and knowing when it's time to make the move. Ask your agent to set up a showing when you're ready to explore what's next. • PLEASE NOTE: Photos are of a Showhome of the same model – fit & finish may differ. Interior selections & floorplans shown in photos.