



**GRASSROOTS**  
REALTY GROUP

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**60 Junegrass Terrace**  
**Rural Rocky View County, Alberta**

**MLS # A2281565**



**\$1,695,000**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,300 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Driveway, Front Drive, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Front Yard, Level		

<b>Heating:</b>	Forced Air, Heat Pump, Natural Gas, See Remarks	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Room for Everyone&mdash;And Then Some. Unique Heated Bonus Space + 7 Bedrooms in Harmony. And energy efficient too! This is more than just a luxury home&mdash;it's built for real family living, with over 5,300 sq. ft. of total usable space, including a rare 700 sq. ft. heated bonus area tucked beneath the garage. Whether you envision a home gym, workshop, hobby zone, or simply loads of extra storage, this flexible heated space gives you options you won't find elsewhere. This 7-bedroom, 4-bathroom custom-built home offers thoughtful design throughout: a vaulted bonus room above the triple garage, 10' ceilings on the main and basement levels, 9' upstairs, and elegant quartz surfaces everywhere. The chef's kitchen features a Wolf gas range, Sub-Zero fridge, spice kitchen, warming and cooling drawers, and custom hood fan&mdash;perfect for family dinners or entertaining friends. The primary bedroom offers a peaceful retreat with a vaulted ceiling, spa-style ensuite (heated floors, air jet tub, large walk-in shower), and a generous walk-in closet. The finished basement includes a large rec room with a wet bar, 3 bedrooms, and a full bath&mdash;ideal for teens, guests, or multi-generational living. Energy-efficient features like extra insulation, AeroBarrier sealing, and air source heat pumps make this home as smart as it is beautiful. Pre-wired for security, EV, internet, and solar. Located in Harmony, with a unobstructed view toward the mountains and easy access to lakes, parks, and golf. A rare chance to own a truly flexible, future-ready family home.