



**86 Juneberry Heights**  
**Rural Rocky View County, Alberta**

**MLS # A2293262**



**\$1,675,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Harmony  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 2,976 sq.ft.   | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 2 half  |
| <b>Garage:</b>   | Double Garage Attached   |               |                  |
| <b>Lot Size:</b> | 0.25 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, |               |                  |

|                    |                                |                   |              |
|--------------------|--------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | Private      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <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, Cedar, Concrete, Stucco | <b>Zoning:</b>    | DC           |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -            |

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** TV Wall Mounts, Double Keg System, Additional Bar Fridge in Basement, Additional Dishwasher in the Kitchen, Electronic Blind System on the Covered Deck.

Set on one of the largest pie lots in Harmony and backing onto scenic pathways and open farmers’ fields, this exceptional home offers over 4,100 sq ft of developed living space while capturing unobstructed mountain views and breathtaking sunsets across the open landscape. Located on a quiet street within walking distance to the future school and a short distance to the lake, the setting offers an ideal balance of peaceful surroundings and everyday convenience. The home makes a striking first impression with a dramatic rock feature wall and open staircase drawing your eye through the main living spaces toward the backyard and views beyond. The main floor is bright and open with large windows filling the home with natural light while framing the landscape behind. At the heart of the home is an impressive kitchen featuring a premium Miele appliance package including gas cooktop, two dishwashers, quartz countertops, and a well-appointed butler’s pantry providing excellent prep and storage. Clean modern cabinetry and refined finishes give the kitchen a polished contemporary feel while the quartz island anchors the space and connects seamlessly with the dining and living areas. The dining area features a wood ceiling detail and designer lighting, while the living room is centred around a modern fireplace finished with tile detail and expansive windows overlooking the backyard and open landscape beyond. A private front office, powder room, and mudroom with built-in lockers and storage complete the main level. Upstairs, a spacious bonus room provides additional living space. The primary suite is a highlight of the home, positioned to capture the open views behind the property, with large windows framing farmland and expansive skies. The ensuite offers a freestanding tub, oversized glass shower, double vanity, and tile work, while the walk-in closet

with built-ins connects directly to the laundry room. Two additional bedrooms and a full bathroom complete the upper level. The fully developed basement is designed for entertaining with a theatre area and custom bar featuring a waterfall island, beverage fridge, and double keg system. A dedicated home gym provides an excellent fitness space. The basement also includes a fourth bedroom, full bathroom, additional powder room, and storage. Outside, the backyard takes full advantage of the pie lot with a three-tier deck offering outdoor living areas including covered seating, a fire pit area, and outdoor cooking space, including a covered section with retractable electric blinds. A custom-built sport court creates an incredible space for basketball, pickleball or hockey. Additional features include an oversized tandem garage, underground irrigation, two air conditioning units, EV charging plug, cedar fencing, exterior shed, and built-in basement speakers. A rare opportunity to own a thoughtfully designed home on one of Harmony's most desirable lots.