



**7 Arnica View**  
**Rural Rocky View County, Alberta**

**MLS # A2294433**



**\$999,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Harmony  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,699 sq.ft.   | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Alley Access, Double Garage Detached, Garage Door Op |               |                   |
| <b>Lot Size:</b> | 0.16 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Level   |               |                   |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned  | <b>Water:</b>     | Public       |
| <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>   | Composite Siding, Stone, Wood Frame   | <b>Zoning:</b>    | CD129        |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Wet Bar |                   |              |
| <b>Inclusions:</b> | 2 X Dishwashers, 2 X Bar Fridges  |                   |              |

OPEN HOUSE FOR MARCH 22 HAS BEEN CANCELLED due to accepting an offer last night. Welcome to Harmony—Springbank’s premier lake and golf community, where luxury estate living meets a four-season, resort-inspired lifestyle. Surrounded by multi-million dollar homes, the renowned Mickelson National Golf Club, and a stunning lake designed for swimming, paddleboarding, and there’s a skating ribbon and hockey rink for your enjoyment. This is one of the Calgary region’s most exclusive and fastest-growing communities. Built by Sterling Homes, this exceptional bungalow offers 1,699 sq ft of refined living, thoughtfully designed to deliver both everyday comfort and elevated style—an increasingly rare opportunity at this price point within Harmony. The chef-inspired kitchen is a true showpiece, featuring built-in stainless steel appliances, a striking waterfall island, and extensive cabinetry, all seamlessly integrated into the open-concept layout. A dramatic two-sided fireplace with full-height tile anchors the dining and living spaces, creating a warm yet sophisticated atmosphere ideal for entertaining. The primary suite is designed as a private retreat, complete with French doors leading to a west-facing outdoor space. Your spa-quality ensuite is a dream with in-floor heating features dual vanities, a freestanding soaker tub, custom glass shower, designer built in walk in closet with full length mirrored doors. Sun kissed by the morning light it can be your home office or guest room featuring versatile glass-accent, the perfect balance of function and design. An entertainers dream fully developed basement with 9’ ceilings and heated floors significantly expands the living space, offering a wet bar, large recreation and game areas. A big beautiful bedroom, a 4 piece bathroom—ideal for hosting or

multi-generational living. The west facing backyard is positioned perfectly to capture the afternoon and evening sun, enhancing the home's livability, while the rear detached garage adds convenience and curb appeal. This incredible home is located just minutes west of Calgary with quick access to Cochrane, Springbank Airport, Edge School, and the Rocky Mountains. This home delivers a compelling combination of luxury, lifestyle, and location.