



6 Juneberry Heights
Rural Rocky View County, Alberta

MLS # A2299471



\$2,549,000

Division:	Harmony		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,622 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	4 full / 2 half
Garage:	Quad or More Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot, Views		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC129
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sauna, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: All TVs, Swim spa, Hot tub, Air conditioning (x2), Beverage fridge (x2), Panel shelving in garage, Sauna

Step into this extraordinary home in the community of Harmony that delivers a truly grand sense of arrival and an unmatched level of luxury at every turn. From the moment you enter, you're greeted by a breathtaking open-to-below design and stunning open riser staircases that extend all the way to the third floor. A private office sits just off the front entrance, perfect for working in style, while the impressive quad garage—complete with polyaspartic coated flooring and a dedicated dog wash. For added peace of mind, the home is equipped with a built-in security system featuring outdoor cameras. The heart of the home is a chef-inspired kitchen designed to impress. Outfitted with a Sub-Zero fridge and Wolf appliances, including a gas range, it features a massive quartzite-topped island with breakfast bar seating, ceiling-height cabinetry, and a thoughtfully designed walk-in pantry with open shelving. Adjacent to the pantry, a beautifully appointed coffee and bar area with its own sink and bar fridge elevates everyday living and entertaining alike. The eating nook flows seamlessly off the kitchen, opening to both the living room and the back deck, creating a perfect indoor-outdoor connection. The living room is nothing short of spectacular, with panoramic windows that flood the space with natural light, designer Kohler light fixtures, a gas fireplace, and direct access to the expansive back deck. Enhancing the ambiance and entertainment experience is a built-in Sonos sound system with speakers thoughtfully integrated throughout the home. The indoor-outdoor living experience is unmatched with a fully retractable screened-in porch and exterior fireplace. Upstairs has two spacious bedrooms each feature walk-in closets, one with its own 4pc ensuite with the second having convenient access to a 4-piece bathroom across the hall. A second-floor balcony provides an

additional outdoor retreat. The primary suite is a true private oasis, complete with its own full-sized living area, a serene bedroom space, and a luxurious 5-piece ensuite featuring a soaking tub, dual vanities, a stand-alone water closet, and a private water closet. A well-equipped laundry room with sink and ample cabinetry. The third floor is dedicated to entertainment, a powder room and access to a generous deck—perfect for hosting or unwinding under the open sky while enjoying mountain views. The fully developed basement continues to impress with a large recreation area, wet bar, and beverage fridge, along with a spacious bedroom and a 3-piece bathroom with a stand-alone shower. Step outside to your backyard retreat featuring a swim spa and hot tub, backing onto a walking path and green space. Inside, a dedicated infrared-traditional hybrid sauna and workout space create an unparalleled wellness area, offering a lifestyle of comfort, relaxation, and luxury. This is more than a home—it's a statement of elevated living in an incredibly desirable setting in the heart of Harmony!