



**69 Cattail Run**  
**Rural Rocky View County, Alberta**

**MLS # A2120421**



**\$1,369,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Harmony  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 3 Storey   |               |                  |
| <b>Size:</b>     | 3,465 sq.ft.   | <b>Age:</b>   | 2017 (7 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Detached   |               |                  |
| <b>Lot Size:</b> | 0.16 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Lawn, Garden, Low Maintenance Landscape, Landscaped, Level, |               |                  |

|                    |                                  |                   |              |
|--------------------|----------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air                       | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank        | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full, Unfinished                 | <b>LLD:</b>       | 8-25-3-W5    |
| <b>Exterior:</b>   | Brick, Mixed, Stucco, Wood Frame | <b>Zoning:</b>    | DC           |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -            |

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** N/A.

Nestled in the heart of Calgary's vibrant Harmony Community, welcome to 69 Cattail Run! This exquisite three-storey home, boasting nearly 3,500 SQFT of developed living space, offers a perfect blend of style, quality, and convenience. As you enter, sleek modern flooring on the main level captivates your senses, guiding you through the open and inviting floor plan including a main floor office, half bath, living room, and dining space. The heart of this home, the kitchen, is a chef's dream, featuring quartz countertops, a large granite island, sleek stainless-steel appliances, and soft close cabinets and drawers. The living room, complete with a cozy fireplace, provides a warm and inviting space for relaxing evenings. The property features four generously sized bedrooms situated above grade, each offering comfortable living spaces filled with natural light. The primary suite is a sanctuary of its own, with its very own living room that can be transformed into a large walk-in closet, and a lavish ensuite that includes a large double vanity, soaker tub, and massive shower &ndash; a true retreat after a long day. Adding to the allure of this residence is the amazing third level entertaining space, which includes a balcony offering stunning views of Mickelson National Golf Course, Harmony Lake, as well and the community dog park and playgrounds. The home's meticulous design also includes triple pane windows, ensuring energy efficiency and tranquility, a triple car garage for your vehicles and storage needs, and a laundry room conveniently located on the second level. The large SW-facing backyard invites an abundance of light, creating a perfect setting for outdoor activities. Living in 69 Cattail Run means more than just enjoying a beautiful home; it's about embracing a lifestyle of convenience and leisure. The property is situated a short distance from all of Harmony's best

amenities including the lake, dog park, pump track, playground, and climbing wall, ensuring that every day is filled with new adventures. Golf enthusiasts will revel in the proximity to the esteemed Mickelson National Golf Club, while the Edge Hockey School and Calgary's top private schools are easily accessible a short distance away. The community also features a liquor and wine store, daycare, dental office, and coffee shop all within walking distance. Plus, with a short drive, residents can reach the future site of a Costco, the new farmers market, superstore, and other superb amenities. This property, at a price point that reflects its quality build and premium location, offers an unparalleled lifestyle for those seeking the perfect balance between nature's tranquility and urban convenience. Whether it's the stunning views of the Rocky Mountains, the abundance of windows flooding the home with light, or the remarkable attention to detail seen throughout the house, 69 Cattail Run is more than just a home—it's a haven!