



GRASSROOTS
REALTY GROUP

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894 Harmony Parade
Rural Rocky View County, Alberta

MLS # A2127259



\$695,294

Division:	Harmony		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,684 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	Drinking Water
Floors:	Ceramic Tile, Vinyl	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	8-25-3-W5
Exterior:	Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

There's a new pre-sale opportunity calling your name in the award-winning community of Harmony! This village-concept community is located only 15 minutes from Calgary and features an unparalleled lifestyle. Complete with the 18-hole Mickelson National Golf Club and Launch Pad, a 40 acre lake and a second 100 acre lake coming soon, numerous pathways, Adventure Park, and the upcoming Village Centre and Spa! Harmony is rich in amenities and a prime home base for the athletic soul. Hit the water for an early morning paddle, do yoga on the beach, fly fish along the shore, or tend to your veggies in the community garden, this is a community that has you in mind. Plus, the Rocky Mountains are just outside your doorstep, with Canmore less than 50 minutes away! These luxury townhomes by Streetside Developments are low maintenance and have NO CONDO FEES! The A floorplan features 1684sqft on the upper two floors, optional basement development, private fenced in yard with concrete patio, low maintenance landscaping and a spacious double car garage (the development even offers a few triples!). On the main floor, you'll find the spacious dining room, living room with fireplace, a large kitchen with a generous island with quartz countertops, and optional Bosch appliances, and a rear boot room. Moving upstairs you'll find the tranquil Primary Bedroom, fitted with extended ceiling heights, large windows, a full 5-piece spa-inspired ensuite with full tiled walk-in shower and freestanding soaker tub, and a walk-in closet. The upper floor also features two more bedrooms, a 3-piece main bathroom, and laundry including side-by-side washer/dryer. The spacious undeveloped basement features ceilings and includes a potential large rec room, bedroom, full bath, and plenty of storage space underneath the stairs.

Large triple pane windows are included throughout, with the exteriors finished in beautiful yet durable Hardie board and brick siding. Please visit our Showhome at 1002 Harmony Parade or contact the sales team for virtual appointments. Possession dates into 2025. VRBO option for investment opportunity. RMS measurements and room sizes are extrapolated from builder layout plan and may differ once built. Photos of similar showhome