

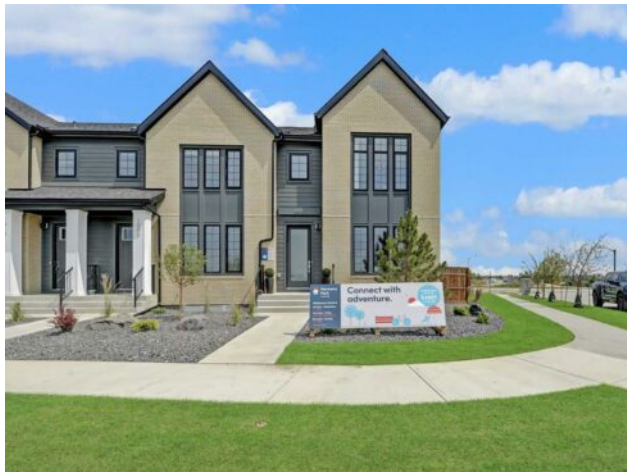


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**862 Harmony Parade**  
**Rural Rocky View County, Alberta**

**MLS # A2130386**



**\$686,700**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,712 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Vinyl	<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>	Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 B floorplan features 1712 sqft on the upper two floors, OPTIONAL basement development, private fenced in yard with concrete patio, low maintenance landscaping and a double car garage. On the main floor, you'll find the 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 height 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 OPTIONAL basement development features 9' ceilings and includes a 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. This home is an end unit with landscaping and fencing included . For a limited time, buyers can choose their own finishes from a variety of options and receive \$15,000 in upgrades or \$10,000 off the purchase price. 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 are of the Show Home.