



**1078 Harmony Parade**  
**Rural Rocky View County, Alberta**

**MLS # A2139126**



**\$859,000**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,811 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Drinking Water
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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:** Window Coverings, Wall Mount TV Bracket

Welcome to your new home at 1078 Harmony Parade. Harmony embraces a quality of life with many amenities to keep you active and healthy. You are 45 minutes from Canmore and the Rocky Mountains and close enough to the city that you won't feel left out of excellent shopping and dining. The commercial spaces are making their way to the community with a great coffee shop, daycare, renowned 18-hole Mickelson Golf Course with Launch Pad and a future Costco that will be breaking ground before you know it not far away. The highlights of this four-bedroom, 3  $\frac{1}{2}$  baths well-built Townhome are its top-to-bottom fully furnished details that include a triple-car garage that is not only finished but heated, too. This end unit has enough green space to add a bouncy castle, a small hockey rink and enough grass to keep you busy before your next golf game. Luxury Vinyl Plank greets you as you walk through the front door and is carried through the remaining main floor, which has an additional mud room with tile. The appliances are Stainless Steel, and from Bosch, they certainly stand out. The fireplace has an attached TV-mounted bracket and sits in front of a tile wall as a feature in your relaxing area on the main floor. Other highlights include heated floors in the ensuite and basement bathroom tiled areas; the total living space is 2547sf. This home has exceptional space and is ready for your touch. The photos and videos genuinely showcase this home and the Community of Harmony. Book your showing today.