



**970 Harmony Parade W  
Rural Rocky View County, Alberta**

**MLS # A2186608**



**\$779,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Harmony   |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                 |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 1,759 sq.ft.  | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | 220 Volt Wiring, Double Garage Detached, Off Street   |               |                  |
| <b>Lot Size:</b> | 0.05 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Low Maintenance Landscape, Street Lighting |               |                  |

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

**Features:** Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

This vibrant award winning lake community features the Mickelson National Golf Club, 40 acres of pathways, playgrounds, a skating ribbon, an adventure park, a dog park, a community garden, shops, daycare, excellent schools, and a strong sense of community. Plus, a second lake and a Costco are coming soon. This beautiful, high-end, fully upgraded large townhome offers private park views, no condo fees, air conditioning, and new home warranty, as it was just newly built in 2022 by Street Side Developments. The brick and hardie board exterior is always a sought-after aesthetic choice for its timeless beauty and most importantly longevity. Inside, enjoy a total of 2,520 sq ft of finished living space with 4 large bedrooms and a finished basement, giving you ample space for your family to grow in, or perhaps two offices, craft rooms, exercise rooms, or guest rooms, you have lots of choices here! The layout flows with intention for easy, comfortable living, along with 9 ft ceiling height and plenty of natural light all day. The gourmet kitchen features an oversized quartz waterfall island, matching backsplash, full-height cabinetry, a gas range, soft-close drawers, and stainless steel Bosch appliances, plus a coffee/wine bar station with a built-in fridge perfect for entertaining and/or family life. The main level also includes a lovely dining space, generous pantry, mudroom, convenient powder room, and a large bright living room with a gas fireplace that completes the main level. Upstairs, the spacious primary bedroom offers 10 ft ceiling height, large windows with park views, a spa-like ensuite with a soaker tub, a tiled shower with rainfall and wand fixtures, heated floors, and a walk-in closet, making it a peaceful retreat. Two additional bedrooms, a four-piece bathroom, and a conveniently located laundry space with a quartz counter and cupboards complete the upper level. The fully developed

basement provides additional living space with high ceilings, a spacious bedroom, a full bathroom with heated tile floors, and ample storage. No carpet here as luxury vinyl plank flooring is on all levels/stairs, which is a significant upgrade. Enjoy low-maintenance front and backyards, meaning more time at the lake, golfing, or traveling worry-free. The backyard is fenced and private, with a detached oversized double garage with 220-volt wiring. Peacefully located just 15 minutes west of Calgary and 40 minutes from Canmore, Harmony offers the charm of small-town living with easy access to urban amenities, outdoor adventures, the mountains, and excellent schools! This home won't last long as it is a great investment!