

# \$779,900 - 970 Harmony Parade W, Rural Rocky View County

MLS® #A2186608

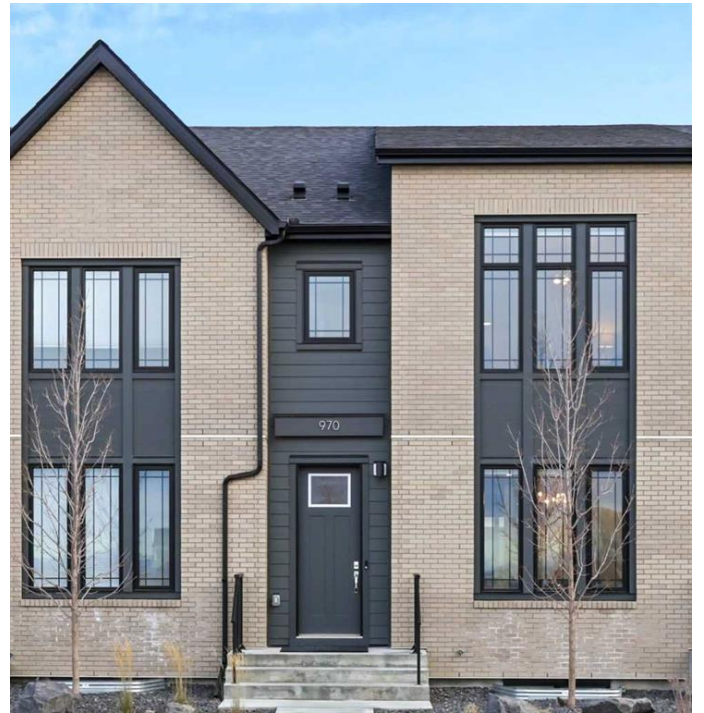
**\$779,900**

4 Bedroom, 4.00 Bathroom, 1,759 sqft  
Residential on 0.05 Acres

Harmony, Rural Rocky View County, Alberta

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!

Built in 2022

### **Essential Information**

MLS® #	A2186608
Price	\$779,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,759
Acres	0.05
Year Built	2022

Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	970 Harmony Parade W
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z0H1

### **Amenities**

Amenities	Beach Access, Playground, Clubhouse, Dog Run, Golf Course
Parking Spaces	2
Parking	Double Garage Detached, Off Street, 220 Volt Wiring
# of Garages	2

### **Interior**

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Breakfast Bar, Double Vanity, Recreation Facilities, Recessed Lighting
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Built-In Gas Range, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle, Asphalt/Gravel
Construction	Wood Frame, Brick

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 6th, 2025

Days on Market       6

Zoning                 TBD

HOA Fees              137

HOA Fees Freq.      MON

### **Listing Details**

Listing Office         Real Broker

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