

\$849,900 - 108 Harmony Circle, Rural Rocky View County

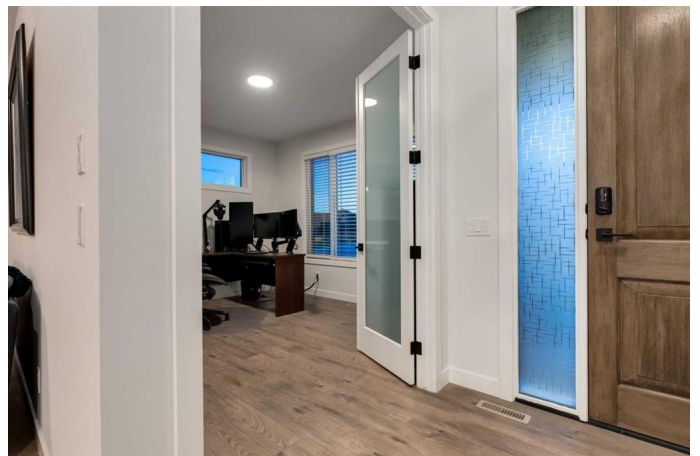
MLS® #A2246678

\$849,900

5 Bedroom, 4.00 Bathroom, 2,209 sqft
Residential on 0.11 Acres

Harmony, Rural Rocky View County, Alberta

Step inside this BEAUTIFUL 2-STOREY DETACHED HOME in the heart of the COMMUNITY of HARMONY, where thoughtful design meets upscale comfort. Offering OVER 3,160 SQ FT OF DEVELOPED LIVING SPACE, this home features 5 BEDS, 3.5 BATHS, a FULLY FINISHED BASEMENT, + DETACHED 21' x 21' INSULATED DOUBLE GARAGE, all set on a 4,791 SQ FT LOT!! You're welcomed by a COVERED FRONT PORCH and a SPACIOUS FOYER that leads directly into a large PRIVATE OFFICE - ideal for working from home. Beyond the front hallway, the main living area opens up with 9' CEILINGS, showcasing a BRIGHT GREAT ROOM w/GAS FIREPLACE + OVERSIZED WINDOWS that fill the space with NATURAL LIGHT. At the heart of the home, the GOURMET KITCHEN features a LARGE QUARTZ ISLAND, BLANCO GRANITE FARMHOUSE SINK, BUILT-IN WALL OVEN, GAS RANGE, SS APPLIANCES, + a WALK-IN PANTRY. This chef-inspired kitchen both has STYLE and FUNCTION - adjacent is the BEAUTIFULLY APPOINTED DINING AREA, w/BUILT-IN COUNTER AND CABINETRY, ideal for extra storage, serving, or display. Nearby is a MUDROOM + 2-PIECE POWDER ROOM that completes the main floor. Upstairs, a comfortable FAMILY ROOM with VAULTED CEILINGS - a perfect area for relaxing or



watching movies. The spacious PRIMARY SUITE includes a WALK-IN CLOSET, a LUXURIOUS 5-PIECE ENSUITE w/SOAKING TUB, DOUBLE VANITIES, + a WALK-IN SHOWER. 2 additional BEDROOMS, a 5 PC BATH + a LAUNDRY ROOM W/STORAGE. The FULLY DEVELOPED BASEMENT adds versatility with a MASSIVE RECREATION ROOM that easily accommodates games, media, or fitness setups. 2 more BEDROOMS, a 3 PC BATH, + a dedicated STORAGE/MECHANICAL ROOM ensure comfort and practicality for guests, teens, or extended family. This home includes NETWORK WIRING THROUGHOUT and a SMART HOME PACKAGE (NEW-NEVER USED). Outside, the offers LANE ACCESS to your INSULATED DOUBLE GARAGE w/a parking pad beside. ROOM TO PARK ADDITIONAL VEHICLES - perfect for outdoor enthusiasts, guests, or future expansion. The generous SIDE YARD adds even more usable space, providing easy access and enhancing the home's functionality. Whether you're envisioning a garden, patio, play space, or outdoor kitchen, the backyard is truly a BLANK CANVAS AWAITING YOUR PERSONAL TOUCH. This exclusive neighborhood offers 2 CRYSTAL-CLEAR LAKES with BEACH ACCESS, NON-MOTORIZED WATER SPORTS, and year-round enjoyment. A FULLY OPERATING BEACH CLUB, extensive WALKING & BIKING PATHS, and MULTIPLE PLAYGROUNDS encourage an active, social lifestyle. GOLF ENTHUSIASTS will love being home to the MICKELSON NATIONAL GOLF CLUB, a championship-level course just minutes away. With SCHOOLS, COMMERCIAL SHOPS, and a TOWN CENTRE underway, Harmony continues to grow with future-focused planning. Enjoy quick access to SPRINGBANK AIRPORT, nearby COSTCO, MARKET MALL, and all the amenities of WEST CALGARY. With the

ROCKY MOUNTAINS just a short drive away,
weekend escapes to CANMORE, BANFF, +
KANANASKIS are always within reach.
Donâ€™t Wait - Book Your Showing NOW!!

Built in 2024

Essential Information

MLS® #	A2246678
Price	\$849,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,209
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	108 Harmony Circle
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0G7

Amenities

Amenities	Beach Access, Other
Utilities	Cable Connected, Natural Gas Connected, Phone Connected, Electricity Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Detached, Insulated, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Smart Home
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	41
Zoning	DC129
HOA Fees	1638
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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