

# \$995,000 - 132 Harmony Circle, Rural Rocky View County

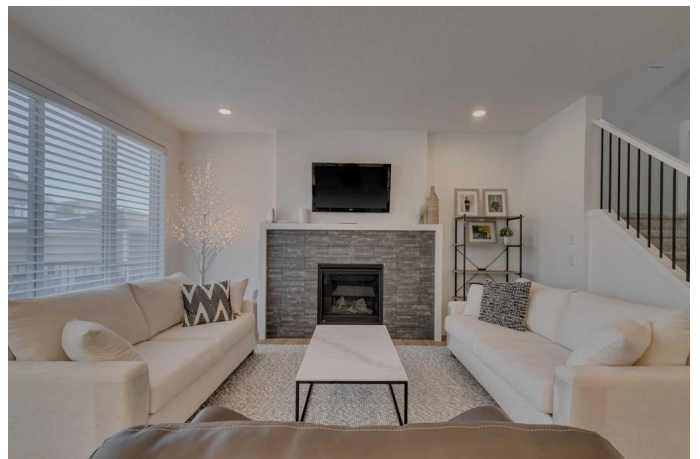
MLS® #A2184782

**\$995,000**

4 Bedroom, 3.00 Bathroom, 2,513 sqft  
Residential on 0.12 Acres

Harmony, Rural Rocky View County, Alberta

Harmony - 132 Harmony Circle - Fall in love with this 2,512 sq ft 2 storey family home featuring modern finishes and 4 bedrooms, 2.5 bathrooms, and a detached triple car garage. The open main floor features vinyl floors throughout, a 2-piece bathroom, a bedroom that can also be used as a main floor office, and a laundry room with a laundry chute. The bright living room with a gas fireplace is open to the kitchen creating a wonderful space to entertain. The kitchen has a large center island, quartz countertops, and stainless steel appliances including a gas cooktop, built-in oven and microwave, chimney hood fan, dishwasher, and refrigerator, and a large walk-in pantry. The spacious dining area has room for a large table, a vaulted ceiling, and a sliding patio door for yard access. The back door mudroom has a closet and storage to help keep the main floor tidy and allows access to the backyard where you will find a full-width deck and triple garage. The upper level includes a large primary bedroom with a 5 pc ensuite complete with a modern glass shower with herringbone tile, a free-standing soaker tub, a spacious countertop with dual sinks, and a large walk-in closet fully customized with California Closets. There are 2 additional bedrooms on the upper level each with a walk-in closet and customized with California Closets. The bonus room and 4 pc main bathroom complete the 2nd floor. The



basement is partially finished professionally allowing an easy completion of flooring, paint, and fixtures for the new buyer to finish to their liking. Additional updates to the home include central air conditioning, water softener, slow-close drawers, soft-close cabinets, Hunter Douglas Silhouette Window coverings throughout - the primary bedroom and sliding patio door in the dining area include remotes, triple car garage fully insulated and completed with Trusscore + much more!! This home is located in the desirable community of Harmony which is a short drive to Cochrane or Calgary and is in close proximity to the Springbank Airport and top-rated schools including the Edge School. The community of Harmony offers quick access to the mountains, ample amenities within the community such as Mickelson National Golf Club, a lake and beach club, LaunchPad, an adventure park, ample pathways and playgrounds, a future Village Centre plus much more! Call for more info!

Built in 2023

### **Essential Information**

MLS® #	A2184782
Price	\$995,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,513
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	132 Harmony Circle
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0G7

### **Amenities**

Amenities	Other
Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Bathroom Rough-in, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Paved
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	85
Zoning	DC129
HOA Fees	137

HOA Fees Freq. MON

## **Listing Details**

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.