

# \$724,900 - 986 Harmony Parade, Rural Rocky View County

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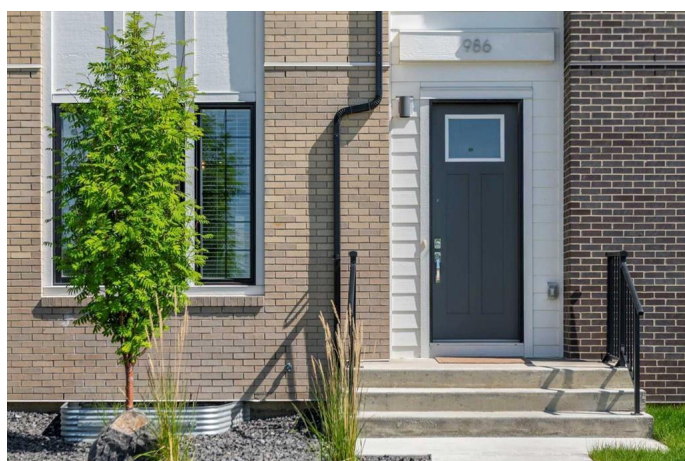
MLS® #A2238103

**\$724,900**

3 Bedroom, 3.00 Bathroom, 1,785 sqft  
Residential on 0.05 Acres

Harmony, Rural Rocky View County, Alberta

Live Elevated in Harmony – A Townhome That Redefines Modern Lakeside Living. This stunning luxury townhome in the award-winning, master-planned community of Harmony – a one-of-a-kind destination that blends resort-style living with timeless design. Nestled on a quiet street across from a beautifully landscaped park, this thoughtfully upgraded home offers the perfect combination of comfort, sophistication, and lifestyle – with no condo fees. Inside, you’ll find 3 bedrooms, 2.5 bathrooms, and a double detached garage, with modern luxury vinyl plank flooring throughout, high ceilings, modern lighting, and a cohesive, designer-curated palette throughout. At the heart of the home is a show-stopping chef’s kitchen, styled with a dramatic dark aesthetic – featuring wood cabinetry that beautifully accents the space, a stunning quartz waterfall island, gas range, and stainless steel appliances. This kitchen is a true centerpiece, perfect for culinary enthusiasts and entertaining alike. The adjacent dining space flows seamlessly from the kitchen, while the cozy living room centers around a beautiful fireplace – making this the ideal space for everyday living and entertaining. A mudroom with built-in lockers and stylish powder room complete the main floor. Upstairs, the primary suite is a serene retreat, complete with a walk-in closet and a



luxurious spa-inspired ensuite with a freestanding soaker tub, large glass shower, warm wood accents, modern lighting, and in-floor heating. Two additional bedrooms are spacious and well-appointed, situated near a sleek four-piece bathroom. A convenient upper-level laundry area adds to the thoughtful layout. The unfinished basement offers endless potential with roughed-in plumbingâ€”ready to accommodate your future development dreams, whether a media room, fitness space, or guest suite. Outdoors, enjoy a fully fenced, low-maintenance yardâ€”professionally landscaped with a gas BBQ hookup and patio area designed for hosting friends and family. A double detached garage adds to the functionality of this beautifully maintained home. Harmony is Albertaâ€™s most awarded new community, offering a lifestyle unlike anywhere elseâ€”a private lake, beach club, many kilometers of walking and biking paths, the Mickelson National Golf Club, LaunchPad, skating ribbon, adventure park, dog park, and more. It is a community intentionally designed around wellness, outdoor living, and a strong sense of connection. Located just 8 minutes west of Calgary and 45 minutes from the mountains, Harmony offers easy access to the outdoors and is close to Springbank public schools and The Edge School for Athletesâ€”making it an ideal setting for active families and outdoor enthusiasts alike. This isnâ€™t just a homeâ€”itâ€™s a way of life.

Built in 2022

### **Essential Information**

MLS® #	A2238103
Price	\$724,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,785
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	986 Harmony Parade
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0H1

### Amenities

Amenities	Beach Access, Dog Park
Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Private, Street Lighting, Low Maintenance Landscape
Roof	Asphalt Shingle, Asphalt/Gravel
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 23rd, 2025
Days on Market	49
Zoning	NA
HOA Fees	137
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	The Real Estate District
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