

# \$749,900 - 862 Harmony Parade, Rural Rocky View County

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MLS® #A2246475

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,805 sqft  
Residential on 0.09 Acres

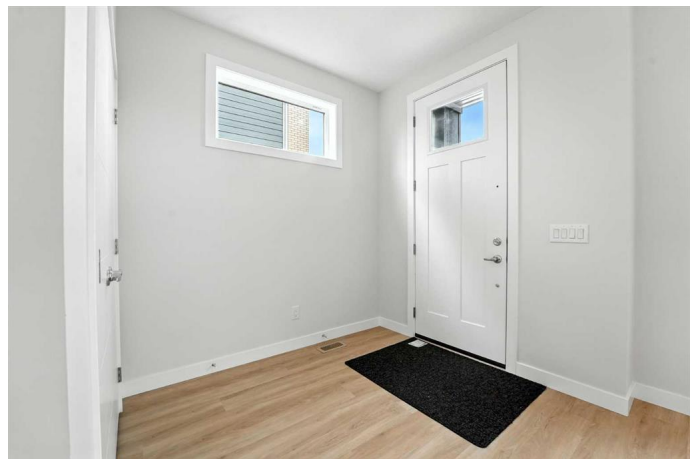
Harmony, Rural Rocky View County, Alberta

Welcome to your dream home! This stunning, never-before-lived-in Harmony Town Home at 862 Harmony Parade is ready for you to make it your own. As an exquisite end unit developed by Streetside Developments, it comes with a comprehensive Home Warranty, providing you with peace of mind from day one.

Step outside and enjoy your beautiful, private fenced-in yard, featuring a concrete patio ideal for outdoor gatherings and low-maintenance landscaping that allows you to enjoy nature without the upkeep. Plus, with a detached double-car garage, youâ€™™ll have plenty of space for your vehicles and storage.

Inside, you'll find a modern living space designed for comfort and style. The main floor welcomes you with an inviting dining room, a spacious living room complete with a charming fireplace, and an expansive kitchen. This kitchen is a chef's dream, featuring a generous island adorned with stunning quartz countertops and stainless steel appliances. A rear boot room offers practical convenience for your everyday life.

Ascend to the upper floor and enter your peaceful Primary Bedroom sanctuary, where soaring ceilings and large windows invite an abundance of natural light. Relax in your



luxurious 5-piece ensuite, complete with a full-height tiled walk-in shower and a freestanding soaker tub that transforms your daily routine into a spa-like experience. Youâ€™ll also enjoy a spacious walk-in closet, along with two additional well-appointed bedrooms, a stylish 3-piece main bathroom, and a dedicated laundry area with side-by-side washer and dryer.

The unfinished basement offers an incredible opportunity for personalization; itâ€™s a blank canvas where you can unleash your creativity and design the space youâ€™ve always envisioned.

Living in this village-concept community means embracing an active lifestyle just a quick 10-minute drive from Calgary! Enjoy being steps away from the stunning 18-hole Mickelson National Golf Club and Launch Pad. Revel in the beauty of two magnificent lakesâ€”perfect for a morning paddle or a peaceful afternoon by the waterâ€”and take in the breathtaking views of the Rocky Mountains, with scenic Canmore just 45 minutes away.

Experience luxurious living without the worries of condo fees in these exquisite townhomes by StreetSide Developments. This is more than just a home; it's a lifestyle where every day feels like a getaway! Embrace the vibrant community that awaits you.

Built in 2025

### **Essential Information**

MLS® #	A2246475
Price	\$749,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,805
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	862 Harmony Parade
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z0H9

### **Amenities**

Amenities	Clubhouse, Community Gardens, Playground, Beach Access, Dog Park, Golf Course
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	No Animal Home
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Few Trees, Private
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 6th, 2025
Days on Market	1
Zoning	TBD
HOA Fees	137
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Grassroots Realty Group
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