

\$979,900 - 22 Pipit Glen, Rural Rocky View County

MLS® #A2254126

\$979,900

2 Bedroom, 3.00 Bathroom, 1,529 sqft

Residential on 0.15 Acres

Harmony, Rural Rocky View County, Alberta

Here is your opportunity to move into a beautiful half-duplex bungalow villa with fully developed walkout basement, large double garage, and backing onto a walking path in the lake community of Harmony. This home features 9' ceilings, quartz counters, hardwood floors and abundant natural light. As you enter the spacious and inviting foyer, you'll take in the bright, open atmosphere of the home including the extra windows and double sliding patio doors to the deck on the south side that are truly unique. The open concept main level takes full advantage of the views giving you sight lines to the east and south. The Chef-inspired kitchen features stainless steel appliances, an abundance of cabinets & massive island overlooking a spacious dining room and views through the sliding door to the deck. The open plan is perfect for large gatherings or intimate retreats with generous living room including a gas fireplace. The primary suite boasts stunning views, walk-in closet, & luxurious double vanity ensuite, soaker tub & tiled shower with glass door. You will love the convenient main level laundry room including a sink conveniently located at the garage entry. The metal spindle railing over the stairs will lead you to a spacious walk-out basement that offers large areas to relax or entertain including a wet bar, as well as 2 huge bedrooms, both with walk-in closets, a full bathroom & plenty of storage. Take in the open sky and country views from the elevated deck or lower concrete patio. Enjoy your fully



landscaped backyard, including irrigated lawn, circular stone seating area as well as the aggregate patio. There are many parks and walkways that weave through the community taking you to the lake and the activities it offers, or over to Mickelson National Golf Club or Launchpad, in addition to several unique play spaces and a dog park! Youâ€™ll enjoy peace living in Harmony, being out of the city and lose to nature, while having quick access to Calgary and Cochrane. Donâ€™t miss your opportunity to own a like-new home in a great community!

Built in 2023

Essential Information

MLS® #	A2254126
Price	\$979,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,529
Acres	0.15
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	22 Pipit Glen
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0C9

Amenities

Amenities	Playground, Beach Access
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Aggregate
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	7
Zoning	CD129
HOA Fees	137
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Estate Professionals Inc.
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