

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

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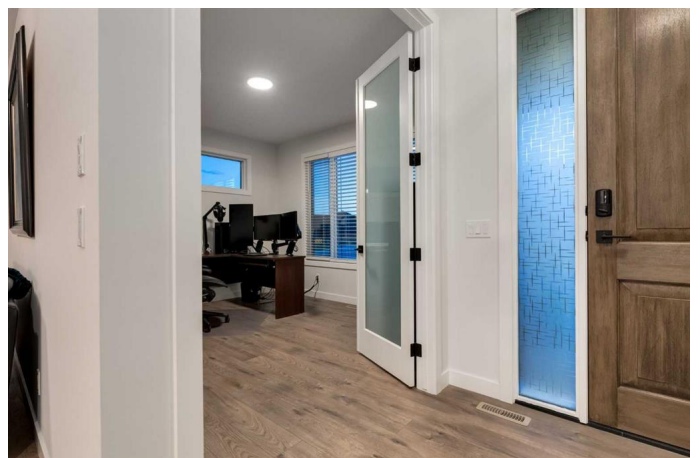
MLS® #A2246678

**\$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, Electricity Connected, Natural Gas Connected, Phone 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        | Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings, Built-In Oven                                                                  |
| 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 | 50                |
| Zoning         | DC129             |
| HOA Fees       | 1638              |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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