

## 6 Arnica View Rural Rocky View County, Alberta

MLS # A2234312



# \$1,015,000

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,513 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	DC-129
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Step into a home that instantly feels like a slice of paradise, an inviting space to relax, unwind, and reconnect at the end of each day. Perfectly positioned just six houses from the lake and nestled beside the peaceful greenery of Paintbrush Park, this sun-filled corner-lot home in Harmony offers the rare blend of calm, comfort, and community. Oversized windows fill every room with soft, natural light. High ceilings and a neutral palette enhance the airy atmosphere, creating a sense of openness and ease that you will feel the moment you walk in. From almost every room, you can enjoy peaceful park views and the feeling of being surrounded by green space. The main floor is bright and welcoming, with a spacious great room anchored by a gas fireplace and flowing easily into your dream kitchen. Enjoy built-in appliances including a wall oven and microwave, a pull-out recycling and garbage center, and a very large walk-in pantry. A private main-floor office with built-in bookshelves offers a quiet place to work or read. Laundry chute access, from the primary walk-in closet and the upper hallway linen closet, feed down into the main floor laundry, adding convenience to your daily routine. Upstairs, the serene primary suite captures more park views and includes a spa-inspired ensuite with a freestanding tub, double sinks, and a spacious walk-in closet. Two additional bedrooms, each with walk-in closets, share a full bathroom. The sunny bonus room, with a sliding door, is perfect space for movie nights, playtime, or is currently being used as a 4th bedroom, with a wardrobe, that is included. The unfinished basement offers a head start on your future plans, with 9-foot ceilings, three large egress windows, dual furnaces, rough-in for bathroom, and sump pump. This no carpet home features vinyl plank and ceramic tile. Zebra-style blinds add light control and privacy, and

Gemstone lighting offers year-round exterior lighting at the touch of a button, perfect for holidays, entertaining, or everyday curb appeal. Outside, the front yard and side yard is a garden lover's dream, with a thriving edible forest with fruit trees, herbs, flowering shrubs, and raised garden beds, plus a space for a fire pit. Underground swails help keep the yard vibrant with minimal watering. A fenced run on the side of the house is ideal for pet owners, especially since the rest of the yard is open. An oversized double detached garage and gas line for BBQ'ing on the deck round out the impressive outdoor space. Living in Harmony means more than just a beautiful home, it is about connection, lifestyle, and the joy of community. Swim or paddle board on the lake, golf at Mickelson National, skate on the winter ribbon, or explore the many parks and walking trails/bike paths just outside your door. Did we mention Costco is coming just outside Harmony at Bingham Crossing?? Every day in Harmony feels like a getaway, and you are going to love calling this place your home. Book your showing today!