

13 Cattail Run Rural Rocky View County, Alberta

MLS # A2238653



\$995,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,674 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	DC129
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Alarm

Live the lake life in Harmony! This immaculate Sterling-built two-storey home sits on a quiet, fully developed street just inside the community entrance. Sun-splashed main floor showcases a showhome worthy white kitchen with full height cabinetry, premium stainless appliances including bar fridge and an effortless flow to dining and living areas, perfect for entertaining. A convenient mudroom keeps life organized, while a whole-home water-softener adds everyday comfort. Upstairs you'll find three generous bedrooms, including a serene primary retreat with walk-in closet and luxurious ensuite. The undeveloped basement invites your future media gym or guest suite. An oversized double garage leaves space to store all the tools and toys, and the west-facing backyard captures glowing prairie sunsets. From your door it's a short stroll to the lake, a 25-km pathway network. Burn energy at the multi-sport Adventure Park with pump tracks, climbing wall, dog park, and winding skating ribbon. Golf Mickelson National's championship fairways, then settle into a heated bay at LaunchPad's range and social lounge. Growth is thoughtfully planned where the pedestrian-oriented Village Centre will introduce cafés, a neighbourhood grocer, boutiques, and a Nordic-style wellness spa wrapped around a harbour plaza and future K-8 school site. Add quick access to Edge School and the Springbank public school system, and it's clear why Harmony continues to earn "Community of the Year" honours. Four-season family living at its finest.