

5077 Harmony Circle  
Rural Rocky View County, Alberta

MLS # A2265590



# \$589,900

|                  |                                       |               |                  |
|------------------|---------------------------------------|---------------|------------------|
| <b>Division:</b> | Harmony                               |               |                  |
| <b>Type:</b>     | Residential/Duplex                    |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side       |               |                  |
| <b>Size:</b>     | 1,524 sq.ft.                          | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Off Street, Parking Pad               |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                             |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                  |

|                    |                                                                                                                              |                   |              |
|--------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air                                                                                                                   | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                            | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                              | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full, Separate/Exterior Entry, Unfinished                                                                                    | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Composite Siding, Vinyl Siding, Wood Frame                                                                                   | <b>Zoning:</b>    | TBD          |
| <b>Foundation:</b> | Poured Concrete                                                                                                              | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows |                   |              |
| <b>Inclusions:</b> | N/A                                                                                                                          |                   |              |

Introducing this beautiful QUICK POSSESSION semi-detached home in Harmony, expertly built by Homes by AVI, offering 1,524 sq. ft. of modern and functional living space. Thoughtfully designed, this home features 3 spacious bedrooms, 2.5 bathrooms, a large rear deck, a front porch, and a concrete parking pad. The main floor welcomes you with a bright, open-concept layout &mdash; a generous living room and a spacious kitchen ideal for entertaining, complete with high-end finishes throughout. Step outside to the rear deck, perfect for summer BBQs and outdoor gatherings. Upstairs, the primary suite includes a walk-in closet and a 3-piece ensuite, while the additional two bedrooms share a 4-piece bathroom and a convenient laundry area. The basement offers excellent potential for future development with a separate side entrance, 9-ft ceilings, 3-piece rough-in, and an extra window for added light. Nestled in the vibrant lake community of Harmony, surrounded by nature trails, parks, and upcoming amenities, this move-in-ready home perfectly blends style, comfort, and lasting quality.