

### 17 Cattail Run Rural Rocky View County, Alberta

MLS # A2273260



# \$1,340,000

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,029 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Covered, Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance		

**Heating:** High Efficiency, Fireplace(s), Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Brick, Composite Siding, Concrete

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None.

\*OPEN HOUSE Saturday Dec 13th 1-3PM\* Welcome to 17 Cattail Run, a thoughtfully designed home in the peaceful community of Harmony offering 3,029 sq ft above grade with a layout that blends natural light, calm interiors, and meaningful spaces throughout. The main floor features an expansive kitchen with a large quartz island, a warm dining area ideal for gatherings, a comfortable living room with oversized windows framing open skies and natural surroundings, and a front den that adds welcomed flexibility for work, hobbies, or quiet retreat. Upstairs, the spacious primary suite offers a relaxing, spa-like feel with a fully enclosed shower, alongside two additional bedrooms, a five-piece bathroom, and a well-planned laundry room. The third floor features a full bathroom and offers impressive versatility with a large family room and an open area that works beautifully as a TV room, home office, or a space that can be converted into an extra bedroom if desired, while the spacious unfinished basement provides more than 1,000 sq ft ready for future development. Outdoor living is a highlight with a unique private courtyard extending the main living space for morning coffee or year-round enjoyment, complemented by a serene backyard designed with mature plantings and restful seating areas. Every space has been curated by Vernaza Design to bring cohesion, warmth, and intention to the home. Located moments from Harmony Lake, extensive walking paths, mountain views, and the Mickelson National Golf Course with the LaunchPad experience, this property offers a quiet lifestyle connected to nature and community. To experience this exceptional home firsthand, please call to schedule your private viewing.