

**336 South Harmony Drive
Rural Rocky View County, Alberta**

MLS # A2278034



\$1,049,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Harmony | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,780 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 4 | Baths: | 3 full / 2 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Landscaped, Reverse Pie Shaped Lot | | |

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|--------------------|--|-------------------|--------------|
| Heating: | In Floor, Forced Air | Water: | Public |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | Sonos 3 Zone Sound System, TV Surround Sound System, Dishwasher & Fridge in Bsmt. | | |

Welcome to this stunning, METICULOUSLY CARED FOR home in the one of a kind Mickelson Golf Course and lake community of Harmony. Situated steps from a greenspace, this home has great curb appeal and captures your attention with a full front verandah that invites you to sit and enjoy the serene surroundings. Step inside to a bright and sunny open floor plan that creates an amazing first impression. The breathtaking kitchen features high end appliances including a heavy duty Miele hood fan and a Miele 6-burner gas stove with gas oven. The trendy white cabinetry, a huge island and granite countertops add a touch of elegance to this functional space, perfect for any home chef. Throughout the main floor, beautiful hardwood floors lead you to a cozy den, ideal for a home office or quiet retreat. The spacious living room is a true highlight, showcasing a fireplace feature wall that serves as the perfect centerpiece for gatherings. Upstairs, you'll find a great sized bonus room, a convenient laundry room and three great sized bedrooms. The extra large primary bedroom is a luxurious escape, complete with a spa inspired ensuite and a generous walk in closet. The fully developed basement offers even more living space and includes a fully SELF CONTAINED FOURTH BEDROOM WITH ITS OWN LAUNDRY, walk in closet and 4 piece ensuite; also a 2 piece bathroom and huge games/family room, perfect for entertaining or relaxing with loved ones. With nearly 2,800 square feet of thoughtfully designed space, this FOUR BEDROOM FAMILY HOME features a floor plan that effortlessly accommodates a variety of lifestyles. Move in and enjoy the incredible amenities Harmony has to offer including two private lakes, miles of beautiful pathways, parks, playgrounds, the future Village Centre, a WORLD CLASS MICKELSON GOLF COURSE and quick easy

access to the mountains.