

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

**MLS # A2278899**



# \$870,000

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,350 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cleared, Other, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** Hot Tub

Located in the sought-after, award-winning community of Harmony, this newly built farmhouse-inspired modern design is sure to impress. With over 2,300 sq. ft. of thoughtfully designed living space and more than \$40,000 in upgrades, this Broadview-built home is the perfect family retreat, complete with a double detached garage and plenty of storage options throughout. Move-in ready with thoughtfully selected upgraded finishes, it's designed for both comfort and style. The main floor, with abundant natural light and large windows, features an open-concept living and dining area, a modern chef's kitchen with quartz countertops, beautiful backsplash and stainless steel appliances, a private office, and a stylish powder room. Step outside to your dream oasis, a full-length deck with a custom built pergola, privacy walls, BBQ area, lounge space, outdoor lighting and hot tub—perfect for entertaining or relaxing evenings. Upstairs, a modern bonus room provides an exceptional space for relaxing, alongside two bedrooms with closet organizers, a 5-piece bathroom, and a laundry room with plenty of additional storage. The primary suite is spacious and bright with large windows, featuring a spa-inspired 5-piece ensuite with beautiful tile, a modern freestanding tub, and a large walk-in closet. The basement remains undeveloped, ready for your personal touch. Additional highlights include gemstone lighting, air conditioning, water softener, premium flooring, custom built-ins, upgraded staircase railings, and upgraded lighting and tile throughout. The yard is an open canvas awaiting your green thumb—perfect for creating your own outdoor oasis. Combined with striking curb appeal, a functional family-friendly layout, and Harmony's exceptional amenities—including scenic lakes, pathways, golf course, and welcoming community

spirit&mdash;this farmhouse-inspired home truly has it all. Conveniently located across from the school bus stop, it&rsquo;s an ideal family home. VIRTUAL TOUR AVAILABLE.