

38 Yarrow Gate Rural Rocky View County, Alberta

MLS # A2212202



\$1,050,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,374 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	5-25-3-W5
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	CD129
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Swim Spa, Indoor Sauna, All Patio Furniture

Recognized as the Calgary Region's Community of the Year eight times in nine years, Harmony is where luxury living meets nature and every day feels like a getaway. Welcome to over 3,200 square feet of exquisitely developed living space in a home that feels more like a retreat than a residence. With 5 bedrooms, 3.5 bathrooms, and the convenience of laundry on both upper and lower levels, this property offers comfort, sophistication, and flexibility for multi-generational living. Set in the heart of Harmony, a resort-style haven just west of Calgary, this is where elevated living meets natural beauty. From the moment you arrive, the professionally landscaped yard and charming front veranda set the tone for what lies within. Rich hardwood floors, custom finishes, and an effortlessly elegant design invite you into a space that is equal parts serene and stylish. The open-concept main level features a stunning chef's kitchen complete with full height custom cabinetry, quartz countertops, a gas cooktop, stainless steel appliances, a walk-in pantry, and a large island with wine fridge and seating for casual entertaining. The adjacent dining area is anchored by a designer light fixture while the spacious living room is brightened by expansive windows and warmed by a sleek gas fireplace. A sliding barn door reveals a quiet home office or den, ideal for focused work or creative pursuits. Upstairs, unwind in the luxurious primary retreat featuring vaulted ceilings, a spa-inspired ensuite with heated floors, standalone soaker tub, glass-encased shower, double vanities, and a walk-in closet with its own private sauna for year-round relaxation. Two additional bedrooms, a four piece main bath, and an upper-level laundry room complete the upper floor. The fully finished lower level expands your living space with a generous recreation room perfect for movie nights or entertaining, two more

bedrooms, a full bath, and a second laundry area, ideal for guests or extended family. Comfort upgrades include soft water and a reverse osmosis system. Step outside into your private backyard oasis, a low-maintenance sanctuary with a massive deck, stamped concrete patio, full fencing, built-in storage, and a luxurious swim spa perfect for a dip under the stars. The heated insulated garage offers room for hobbies, gear, or adventure-ready toys. The practical mudroom with built-in storage lockers adds everyday ease. Living in Harmony means more than just a beautiful home. It means access to world-class amenities. Spend your days on the 40-acre lake, relax on sandy beaches with mountain views, or explore the Adventure Park's trails and playgrounds. Golf at Mickelson National, sip coffee at Truman Square, or look forward to the future 100-acre lake and Beach Clubhouse.