

\$724,900 - 986 Harmony Parade, Rural Rocky View County

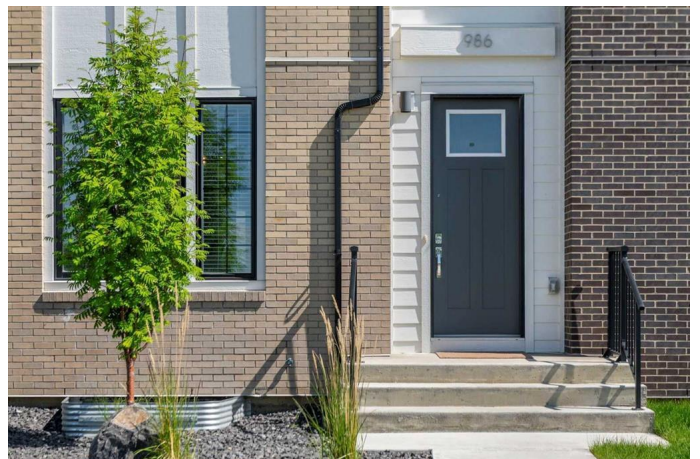
MLS® #A2238103

\$724,900

3 Bedroom, 3.00 Bathroom, 1,785 sqft
Residential on 0.05 Acres

Harmony, Rural Rocky View County, Alberta

Live Elevated in Harmony – A Townhome That Redefines Modern Lakeside Living. This stunning luxury townhome in the award-winning, master-planned community of Harmony – a one-of-a-kind destination that blends resort-style living with timeless design. Nestled on a quiet street across from a beautifully landscaped park, this thoughtfully upgraded home offers the perfect combination of comfort, sophistication, and lifestyle – with no condo fees. Inside, you’ll find 3 bedrooms, 2.5 bathrooms, and a double detached garage, with modern luxury vinyl plank flooring throughout, high ceilings, modern lighting, and a cohesive, designer-curated palette throughout. At the heart of the home is a show-stopping chef’s kitchen, styled with a dramatic dark aesthetic – featuring wood cabinetry that beautifully accents the space, a stunning quartz waterfall island, gas range, and stainless steel appliances. This kitchen is a true centerpiece, perfect for culinary enthusiasts and entertaining alike. The adjacent dining space flows seamlessly from the kitchen, while the cozy living room centers around a beautiful fireplace – making this the ideal space for everyday living and entertaining. A mudroom with built-in lockers and stylish powder room complete the main floor. Upstairs, the primary suite is a serene retreat, complete with a walk-in closet and a



luxurious spa-inspired ensuite with a freestanding soaker tub, large glass shower, warm wood accents, modern lighting, and in-floor heating. Two additional bedrooms are spacious and well-appointed, situated near a sleek four-piece bathroom. A convenient upper-level laundry area adds to the thoughtful layout. The unfinished basement offers endless potential with roughed-in plumbingâ€”ready to accommodate your future development dreams, whether a media room, fitness space, or guest suite. Outdoors, enjoy a fully fenced, low-maintenance yardâ€”professionally landscaped with a gas BBQ hookup and patio area designed for hosting friends and family. A double detached garage adds to the functionality of this beautifully maintained home. Harmony is Albertaâ€™s most awarded new community, offering a lifestyle unlike anywhere elseâ€”a private lake, beach club, many kilometers of walking and biking paths, the Mickelson National Golf Club, LaunchPad, skating ribbon, adventure park, dog park, and more. It is a community intentionally designed around wellness, outdoor living, and a strong sense of connection. Located just 8 minutes west of Calgary and 45 minutes from the mountains, Harmony offers easy access to the outdoors and is close to Springbank public schools and The Edge School for Athletesâ€”making it an ideal setting for active families and outdoor enthusiasts alike. This isnâ€™t just a homeâ€”itâ€™s a way of life.

Built in 2022

Essential Information

| | |
|----------|-----------|
| MLS® # | A2238103 |
| Price | \$724,900 |
| Bedrooms | 3 |

| | |
|----------------|---------------|
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,785 |
| Acres | 0.05 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 986 Harmony Parade |
| Subdivision | Harmony |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T3Z 0H1 |

Amenities

| | |
|----------------|------------------------------------|
| Amenities | Beach Access, Dog Park |
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | See Remarks, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, Street Lighting |
| Roof | Asphalt Shingle, Asphalt/Gravel |
| Construction | Brick, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 23rd, 2025 |
| Days on Market | 5 |
| Zoning | NA |
| HOA Fees | 137 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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