

\$995,000 - 13 Cattail Run, Rural Rocky View County

MLS® #A2238653

\$995,000

3 Bedroom, 3.00 Bathroom, 2,674 sqft

Residential on 0.15 Acres

Harmony, Rural Rocky View County, Alberta

Live the lake life in Harmony! This immaculate Sterling-built two-storey home sits on a quiet, fully developed street just inside the community entrance. Sun-splashed main floor showcases a showhome worthy white kitchen with full height cabinetry, premium stainless appliances including bar fridge and an effortless flow to dining and living areas, perfect for entertaining. A convenient mudroom keeps life organized, while a whole-home water-softener adds everyday comfort. Upstairs you'll find three generous bedrooms, including a serene primary retreat with walk-in closet and luxurious ensuite. The undeveloped basement invites your future media gym or guest suite. An oversized double garage leaves space to store all the tools and toys, and the west-facing backyard captures glowing prairie sunsets. From your door it's a short stroll to the lake, a 25-km pathway network. Burn energy at the multi-sport Adventure Park with pump tracks, climbing wall, dog park, and winding skating ribbon. Golf Mickelson National's championship fairways, then settle into a heated bay at LaunchPad's range and social lounge. Growth is thoughtfully planned where the pedestrian-oriented Village Centre will introduce caf s, a neighbourhood grocer, boutiques, and a Nordic-style wellness spa wrapped around a harbour plaza and future K-8 school site. Add quick access to Edge School and the Springbank public school



system, and it's clear why Harmony continues to earn "Community of the Year" honours. Four-season family living at its finest.

Built in 2017

Essential Information

MLS® #	A2238653
Price	\$995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,674
Acres	0.15
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	13 Cattail Run
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0C9

Amenities

Amenities	Park, Playground, Beach Access, Boating, Clubhouse
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Walk-In Closet(s), Sump Pump(s)
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Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2025
Days on Market	2
Zoning	DC129
HOA Fees	147
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Broker
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