

\$874,900 - 207 Perch Bend, Rural Rocky View County

MLS® #A2263864

\$874,900

3 Bedroom, 3.00 Bathroom, 2,188 sqft
Residential on 0.11 Acres

Harmony, Rural Rocky View County, Alberta

This beautifully designed modern build by Daytona Homes, set on a future lake facing street in Harmony, offers over 2100 sq. ft of thoughtfully designed living space. With exceptional curb appeal, striking black-and-white exterior accents, and a detached triple-car garage, this home makes a bold statement from the moment you arrive. Step inside to a bright, inviting interior with wide plank flooring throughout the main level. A private office is perfectly positioned by the front entrance, while the main-floor laundry and tucked-away half bath enhance everyday convenience. The heart of the home – the open-concept kitchen and living area – is flooded with natural light from expansive windows. The kitchen features natural wood cabinetry paired with sleek black accents, stainless steel appliances, quartz countertops, subway tile backsplash, and a large walk-in pantry. The living room offers a cozy fireplace with neutral, thoughtfully selected tile, seamlessly connecting to the expansive back deck. The rear yard is an open canvas ready for your personal landscaping ideas. Upstairs, the floor plan is designed for both privacy and functionality. A bright bonus room faces the future lake, while the primary suite is a true retreat, complete with a spacious walk-in closet and a luxurious five-piece ensuite with modern tile, freestanding tub, quartz countertops, and sleek black cabinetry and hardware. Two additional well-sized bedrooms share a four-piece bathroom, making the



upper level ideal for family living. The basement is undeveloped, offering ample space to create a customized entertainment, recreation, or additional living area. Harmony is a vibrant, award-winning community known for its family-friendly atmosphere, scenic walking and biking trails, parks, playgrounds, and future lake access. Residents enjoy proximity to top-rated schools, the Rocky Mountains, shopping, dining, and recreational amenities, as well as community events that foster a strong neighbourhood spirit. This home perfectly blends modern living, thoughtful design, and a vibrant community lifestyle in one of Calgary's most sought-after neighbourhoods.

Built in 2025

Essential Information

MLS® #	A2263864
Price	\$874,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,188
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	207 Perch Bend
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta

Postal Code T3Z 0J9

Amenities

Amenities None
Parking Spaces 3
Parking Triple Garage Detached
of Garages 3

Interior

Interior Features Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating Fireplace(s), Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement None, Unfinished

Exterior

Exterior Features Balcony, BBQ gas line
Lot Description Back Lane, Rectangular Lot
Roof Asphalt Shingle
Construction Brick, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 11th, 2025
Days on Market 1
Zoning R-1
HOA Fees 1560
HOA Fees Freq. ANN

Listing Details

Listing Office The Real Estate District

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