

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

**MLS # A2278899**



**\$859,900**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <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.