

**22 Harbour Way**  
**Rural Rocky View County, Alberta**

**MLS # A2291760**



**\$683,900**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,839 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TBV
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Personalization of Selections is still available for your new dream home in Harmony! (Subject to stage of construction) Experience the height of sophisticated living in this highly coveted luxury townhome, where a generous floor plan meets modern comfort and refined finishes. Proudly presented by StreetSide &ndash; this thoughtfully designed unit features 3 bedrooms, 2.5 bathrooms, and a front attached double car garage. The heart of the home is a spacious kitchen with a large central island, quartz countertops, modern slab style cabinets and drawers with soft close mechanisms, under cabinet lighting, and stainless-steel appliances. Luxury vinyl plank flooring throughout the main floor with tile options at the front and rear entrance, powder room, and laundry room. Plush carpet on the stairs, upper hallway, and bedrooms. The primary ensuite is a private sanctuary, complete with tile flooring, double sinks, a freestanding soaker tub, and an oversized tile-and-glass shower delivering spa-inspired comfort at home. The unfinished basement with roughed-in plumbing provides future potential for additional living space tailored to your needs. Professional landscaping and fencing complete your new home. Ideally located in the award-winning community of Harmony, residents enjoy Mickelson National Golf Course, private lake amenities, scenic walking and biking trails, and a wellness-focused lifestyle&mdash;just a shorty drive from Calgary city minutes and 45 minutes from the Rocky Mountains, where nature and convenience come together effortlessly.