

332 South Harmony Drive  
Rural Rocky View County, Alberta

MLS # A2165758



## \$1,115,000

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,458 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	None
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, High Ceilings		

**Inclusions:** Negotiable

Beautiful former Baywest Showhome from 2018. 2458 SqFt. Modern with beautiful showhome details such as heated Master bathroom floor, quartz kitchen countertops, luxury plank floors, laundry chute, soaker tub, A/C, landscaping, window coverings, wall features, wall mounted shelving, upgraded taller doors and 9 foot height in second floor, wet bar, penny tile as backsplash throughout, ceiling mounted speakers and security cameras, etc&hellip; Owners have added: Gemstone lights throughout front of house, blackout shades throughout the sunnier spots, security pads for entrance, Ring video doorbell and a concrete pad next to garage for extra parking. Basement fully developed at 989 ft.&sup2; with craft room. The HOA Fee gives access to the Lake, Fishing, Skate Park, Dog Park, and 3 Playgrounds. According to RBC Bank, the interest rate of 1.72% can be transferred to new owner via an RBC Port loan, which expires on 12/17/25. TV&rsquo;s, trampoline, and other furniture are negotiable.