

\$724,900 - 986 Harmony Parade, Rural Rocky View County

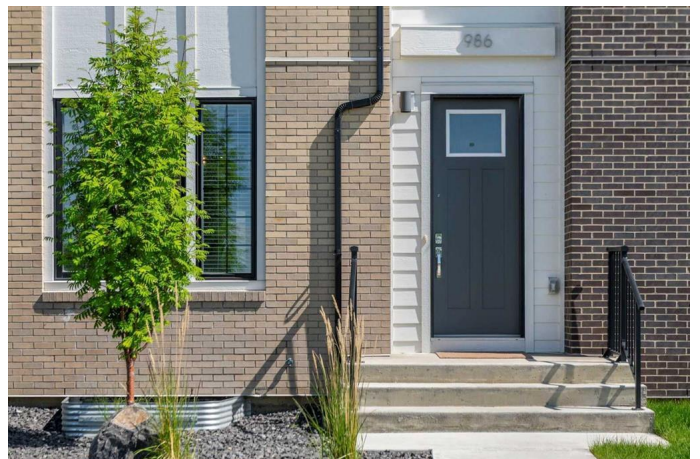
MLS® #A2238103

\$724,900

3 Bedroom, 3.00 Bathroom, 1,785 sqft
Residential on 0.05 Acres

Harmony, Rural Rocky View County, Alberta

Live Elevated in Harmony â€” A Townhome That Redefines Modern Lakeside Living. This stunning luxury townhome in the award-winning, master-planned community of Harmonyâ€”a one-of-a-kind destination that blends resort-style living with timeless design. Nestled on a quiet street across from a beautifully landscaped park, this thoughtfully upgraded home offers the perfect combination of comfort, sophistication, and lifestyleâ€”with no condo fees. Inside, youâ€™ll find 3 bedrooms, 2.5 bathrooms, and a double detached garage, with modern luxury vinyl plank flooring throughout, high ceilings, modern lighting, and a cohesive, designer-curated palette throughout. At the heart of the home is a show-stopping chefâ€™s kitchen, styled with a dramatic dark aestheticâ€”featuring wood cabinetry that beautifully accents the space, a stunning quartz waterfall island, gas range, and stainless steel appliances. This kitchen is a true centerpiece, perfect for culinary enthusiasts and entertaining alike. The adjacent dining space flows seamlessly from the kitchen, while the cozy living room centers around a beautiful fireplaceâ€”making this the ideal space for everyday living and entertaining. A mudroom with built-in lockers and stylish powder room complete the main floor. Upstairs, the primary suite is a serene retreat, complete with a walk-in closet and a



luxurious spa-inspired ensuite with a freestanding soaker tub, large glass shower, warm wood accents, modern lighting, and in-floor heating. Two additional bedrooms are spacious and well-appointed, situated near a sleek four-piece bathroom. A convenient upper-level laundry area adds to the thoughtful layout. The unfinished basement offers endless potential with roughed-in plumbing—ready to accommodate your future development dreams, whether a media room, fitness space, or guest suite. Outdoors, enjoy a fully fenced, low-maintenance yard—professionally landscaped with a gas BBQ hookup and patio area designed for hosting friends and family. A double detached garage adds to the functionality of this beautifully maintained home. Harmony is Alberta’s most awarded new community, offering a lifestyle unlike anywhere else—a private lake, beach club, many kilometers of walking and biking paths, the Mickelson National Golf Club, LaunchPad, skating ribbon, adventure park, dog park, and more. It is a community intentionally designed around wellness, outdoor living, and a strong sense of connection. Located just 8 minutes west of Calgary and 45 minutes from the mountains, Harmony offers easy access to the outdoors and is close to Springbank public schools and The Edge School for Athletes—making it an ideal setting for active families and outdoor enthusiasts alike. This isn’t just a home—it’s a way of life.

Built in 2022

Essential Information

MLS® #	A2238103
Price	\$724,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,785
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	986 Harmony Parade
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0H1

Amenities

Amenities	Beach Access, Dog Park
Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, Street Lighting
Roof	Asphalt Shingle, Asphalt/Gravel
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2025
Days on Market	16
Zoning	NA
HOA Fees	137
HOA Fees Freq.	MON

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.