\$1,025,000 - 38 Yarrow Gate, Rural Rocky View County

MLS® #A2212202

\$1,025,000

5 Bedroom, 4.00 Bathroom, 2,374 sqft Residential on 0.13 Acres

Harmony, Rural Rocky View County, Alberta

Recognized as the Calgary Region's Community of the Year eight times in nine years, Harmony is where luxury living meets nature and every day feels like a getaway. Welcome to over 3,200 square feet of exquisitely developed living space in a home that feels more like a retreat than a residence. With 5 bedrooms, 3.5 bathrooms, and the convenience of laundry on both upper and lower levels, this property offers comfort, sophistication, and flexibility for multi-generational living. Set in the heart of Harmony, a resort-style haven just west of Calgary, this is where elevated living meets natural beauty. From the moment you arrive, the professionally landscaped yard and charming front veranda set the tone for what lies within. Rich hardwood floors, custom finishes, and an effortlessly elegant design invite you into a space that is equal parts serene and stylish. The open-concept main level features a stunning chef's kitchen complete with full height custom cabinetry, quartz countertops, a gas cooktop, stainless steel appliances, a walk-in pantry, and a large island with wine fridge and seating for casual entertaining. The adjacent dining area is anchored by a designer light fixture while the spacious living room is brightened by expansive windows and warmed by a sleek gas fireplace. A sliding barn door reveals a quiet home office or den, ideal for focused work or creative pursuits. Upstairs, unwind in the luxurious primary retreat featuring vaulted







ceilings, a spa-inspired ensuite with heated floors, standalone soaker tub, glass-encased shower, double vanities, and a walk-in closet with its own private sauna for year-round relaxation. Two additional bedrooms, a four piece main bath, and an upper-level laundry room complete the upper floor. The fully finished lower level expands your living space with a generous recreation room perfect for movie nights or entertaining, two more bedrooms, a full bath, and a second laundry area, ideal for guests or extended family. Comfort upgrades include soft water and a reverse osmosis system. Step outside into your private backyard oasis, a low-maintenance sanctuary with a massive deck, stamped concrete patio, full fencing, built-in storage, and a luxurious swim spa perfect for a dip under the stars. The heated insulated garage offers room for hobbies, gear, or adventure-ready toys. The practical mudroom with built-in storage lockers adds everyday ease. Living in Harmony means more than just a beautiful home. It means access to world-class amenities. Spend your days on the 40-acre lake, relax on sandy beaches with mountain views, or explore the Adventure Park's trails and playgrounds. Golf at Mickelson National, sip coffee at Truman Square, or look forward to the future 100-acre lake and Beach Clubhouse.

Built in 2018

Essential Information

MLS® # A2212202 Price \$1,025,000 Bedrooms 5

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,374

Acres 0.13 Year Built 2018

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 38 Yarrow Gate

Subdivision Harmony

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z 0C8

Amenities

Amenities Clubhouse, Other

Parking Spaces 3

Parking Alley Access, Double Garage Detached, Garage Faces Rear

of Garages 2

Interior

Interior Features French Door, Granite Counters, High Ceilings, Vinyl Windows, Kitchen

Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop,

Microwave, Refrigerator, Range Hood, Washer, Window Coverings,

Water Purifier, Water Softener

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes
Basement Full

Exterior

Exterior Features Garden, Storage
Lot Description Rectangular Lot
Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 22nd, 2025

Days on Market 193

Zoning CD129

HOA Fees 147

HOA Fees Freq. MON

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.