

# \$717,900 - 878 Harmony Parade, Rural Rocky View County

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MLS® #A2220303

**\$717,900**

3 Bedroom, 3.00 Bathroom, 1,713 sqft  
Residential on 0.05 Acres

Harmony, Rural Rocky View County, Alberta

Brand new without the wait! This stunning 3 bedroom townhome is located in the new and desirable community of Harmony, just minutes west of Calgary. Freshly built with a full warranty, exceptional craftsmanship and upgrades, this home is the perfect choice for those who don't want go through the long building process. Entering the main floor you are welcomed with a large bright open living space. The living room with cozy gas fireplace leads right into your open kitchen, featuring quartz counters and of course brand new stainless steel appliances. An adorable coffee station directly across from the island adds a unique touch. The kitchen flows seamless into your dining room with natural light and room for a large dining area. A powder bathroom and mud room complete the main level. Headed upstairs you will find three thoughtfully laid out bedrooms. To your left are two matching bedrooms, each with a nice size closet, with each access to a 4 piece bathroom. On the other side of the upper level you will find your primary bedroom, also fresh with large bright window. The 5 piece ensuite features double sinks, a separate water closet and heated ceramic tile floor, and access to your walk in closet. The upper floor is completed with a convenient laundry room. Unfinished basement with a great layout for future development. This property includes a double detached garage accessible from the



backyard. With brand new construction, the perfect floor plan and modern bright finishes, this home is sure to go quickly! Don't hesitate and contact your realtor today for a showing!

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2220303      |
| Price          | \$717,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,713         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 878 Harmony Parade      |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 0H9                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Built-in Features, Quartz Counters, Dry Bar                  |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Microwave Hood Fan, |

|                 |                                         |
|-----------------|-----------------------------------------|
|                 | Refrigerator, Washer, Wine Refrigerator |
| Heating         | Forced Air, Natural Gas                 |
| Cooling         | None                                    |
| Fireplace       | Yes                                     |
| # of Fireplaces | 1                                       |
| Fireplaces      | Gas                                     |
| Has Basement    | Yes                                     |
| Basement        | Full, Unfinished                        |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Lot Description   | Back Yard          |
| Roof              | Asphalt Shingle    |
| Construction      | Cement Fiber Board |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 1              |
| Zoning         | TBD            |
| HOA Fees       | 137            |
| HOA Fees Freq. | MON            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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