

# \$1,095,000 - 514 South Harmony Drive, Rural Rocky View County

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MLS® #A2232791

**\$1,095,000**

4 Bedroom, 4.00 Bathroom, 2,550 sqft  
Residential on 0.15 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to this beautifully upgraded and spacious home in the heart of Harmony—an award-winning, master-planned community that combines resort-style amenities with small-town charm. Boasting over 3,600 sq. ft. of thoughtfully designed living space and more than \$100,000 in post-purchase upgrades, this home offers the perfect balance of luxury, comfort, and functionality.

Situated on a 6,500+ sq. ft. lot, the property features a triple detached garage, professionally finished with insulation, drywall, and Epoxy flooring. Inside, you’ll find 4 bedrooms, 3.5 bathrooms, and a fully developed basement built for flexible, modern living.

The bright, open-concept main floor is anchored by a spacious great room featuring a cozy gas fireplace with maple mantel and shiplap paneling extending to the ceiling, flanked by large windows and two triple-panel patio doors that fill the space with natural light. The chef’s kitchen offers a large island with flush eating bar, walk-in pantry, and sleek modern finishes—ideal for daily life and entertaining. A versatile main-floor den with custom built-ins and a coffee station provides the perfect workspace or reading retreat. The main-floor laundry includes a convenient chute from the upstairs primary suite and hallway



linen closet.

Upstairs, the primary bedroom offers serene mountain views and a spa-like 5-piece ensuite, complete with dual vanities, a freestanding tub, glass-enclosed shower, and a spacious walk-in closet. A cozy bonus room, two additional bedrooms (each with walk-in closets), and a 4-piece bathroom complete the upper level.

The newly finished basement adds incredible versatility, featuring a custom wet bar with two-tone cabinetry, a large recreation area with elegant iron spindle railings, adjoining games room, a fourth bedroom, office/toys room and a full bathroom with upgraded herringbone tile shower. A laundry rough-in under the stairs provides extra flexibility—ideal for guests, in-laws, or teenagers seeking independence.

Live the lifestyle that makes Harmony truly special—paddleboard on the 40-acre lake, golf at the Mickelson National Golf Club, explore scenic trails, or enjoy winter skating paths. With a vibrant Village Centre under development and a strong sense of community already in place, Harmony isn’t just a neighborhood—it’s a way of life.

Built in 2023

**Essential Information**

MLS® #	A2232791
Price	\$1,095,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,550
Acres	0.15

Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	514 South Harmony Drive
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0G3

### Amenities

Amenities	Clubhouse, Park, Playground, Dog Park, Golf Course
Parking Spaces	5
Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Wet Bar, Bar, Dry Bar
Appliances	Bar Fridge, Built-In Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Natural Gas, ENERGY STAR Qualified Equipment
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Interior Lot, Lake, Landscaped, Native Plants, Rectangular Lot, Views, Open Lot
Roof	Asphalt Shingle

Construction	Brick, Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	3
Zoning	DC129
HOA Fees	147
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	PREP Realty
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