

\$874,900 - 207 Perch Bend, Rural Rocky View County

MLS® #A2263864

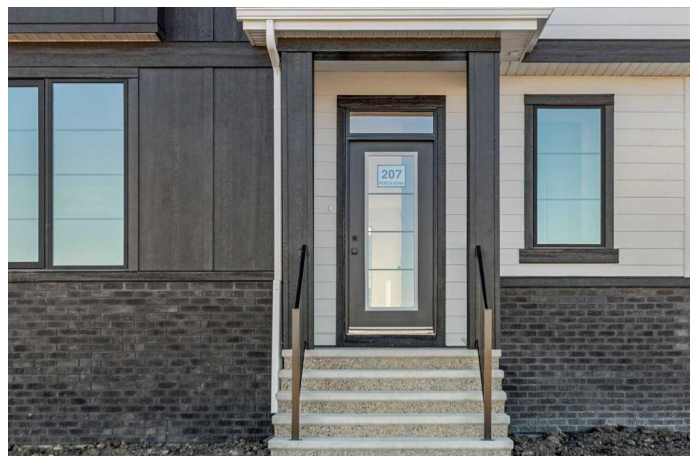
\$874,900

3 Bedroom, 3.00 Bathroom, 2,188 sqft

Residential on 0.11 Acres

Harmony, Rural Rocky View County, Alberta

This beautifully designed modern build by Daytona Homes, set on a future lake facing street in Harmony, offers over 2100 sq. ft of thoughtfully designed living space. With exceptional curb appeal, striking black-and-white exterior accents, and a detached triple-car garage, this home makes a bold statement from the moment you arrive. Step inside to a bright, inviting interior with wide plank flooring throughout the main level. A private office is perfectly positioned by the front entrance, while the main-floor laundry and tucked-away half bath enhance everyday convenience. The heart of the home – the open-concept kitchen and living area – is flooded with natural light from expansive windows. The kitchen features natural wood cabinetry paired with sleek black accents, stainless steel appliances, quartz countertops, subway tile backsplash, and a large walk-in pantry. The living room offers a cozy fireplace with neutral, thoughtfully selected tile, seamlessly connecting to the expansive back deck. The rear yard is an open canvas ready for your personal landscaping ideas. Upstairs, the floor plan is designed for both privacy and functionality. A bright bonus room faces the future lake, while the primary suite is a true retreat, complete with a spacious walk-in closet and a luxurious five-piece ensuite with modern tile, freestanding tub, quartz countertops, and sleek black cabinetry and hardware. Two additional well-sized bedrooms share a four-piece bathroom, making the



upper level ideal for family living. The basement is undeveloped, offering ample space to create a customized entertainment, recreation, or additional living area. Harmony is a vibrant, award-winning community known for its family-friendly atmosphere, scenic walking and biking trails, parks, playgrounds, and future lake access. Residents enjoy proximity to top-rated schools, the Rocky Mountains, shopping, dining, and recreational amenities, as well as community events that foster a strong neighbourhood spirit. This home perfectly blends modern living, thoughtful design, and a vibrant community lifestyle in one of Calgary's most sought-after neighbourhoods.

Built in 2025

Essential Information

MLS® #	A2263864
Price	\$874,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,188
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	207 Perch Bend
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta

Postal Code	T3Z 0J9
-------------	---------

Amenities

Amenities	None
Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	21
Zoning	R-1
HOA Fees	1560
HOA Fees Freq.	ANN

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.