

# \$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	Double Garage Detached, Alley Access, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, 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	113
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.