

# \$1,074,000 - 514 South Harmony Drive, Rural Rocky View County

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MLS® #A2243754

**\$1,074,000**

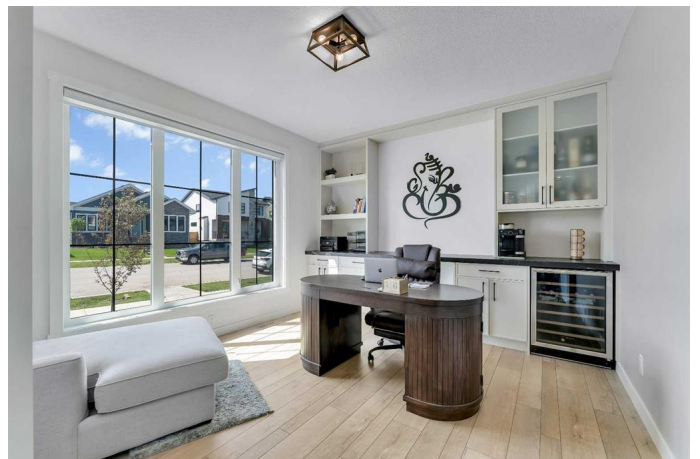
4 Bedroom, 4.00 Bathroom, 2,550 sqft  
Residential on 0.15 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to this beautifully upgraded and spacious home located in the heart of Harmony, a nationally recognized, master-planned community offering resort-style amenities with small-town charm. Boasting over 3,700 sq. ft. of finished living space and more than \$100,000 in premium post-purchase upgrades, this home delivers the perfect blend of luxury, functionality, and comfort.

Situated on a generous 6,500+ sq. ft. lot, the property features a triple detached garage, professionally finished with insulation, drywall, epoxy flooring, and 220V wiring for EV charging or an electric heater.

Inside, the home offers 4 bedrooms, 3.5 bathrooms, and a fully developed basement designed for modern, multi-functional living. The bright and open main floor boasts a spacious great room with a cozy gas fireplace, maple mantel, and full-height shiplap detail, flanked by large windows and two three-panel patio doors that flood the space with natural light. The chef-inspired kitchen features a large island with eating bar, walk-in pantry, and sleek finishes—perfect for entertaining. A versatile main-floor den with custom built-ins and coffee station makes an ideal home office or reading nook. The well-designed main-floor laundry includes a convenient chute from the



upper level.

Upstairs, the primary retreat showcases mountain views and a luxurious 5-piece ensuite with dual vanities, freestanding tub, glass-enclosed shower, and a large walk-in closet. A central bonus room, two additional bedrooms (both with walk-in closets), and a 4-piece main bath complete the upper level.

The professionally finished basement adds incredible flexibility with a custom wet bar, spacious rec room with iron spindle railings, adjoining games area, fourth bedroom, additional flex room (ideal as a home office or playroom), and a full bath featuring an upgraded herringbone tile shower. Bonus: laundry rough-in under the stairsâ€”perfect for guests or independent teens.

Enjoy the lifestyle that makes Harmony truly exceptional: paddleboard on the 40-acre lake, golf at Mickelson National, explore scenic trails, or skate the winter pathways. With a vibrant Village Centre underway and a strong sense of community, Harmony offers not just a homeâ€”but a way of life

Built in 2023

**Essential Information**

MLS® #	A2243754
Price	\$1,074,000
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	Bar, Chandelier, Closet Organizers, Crown Molding, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	ENERGY STAR Qualified Equipment, Natural Gas
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, Landscaped, Rectangular Lot, Views, Interior Lot, Lake, Native Plants, Open Lot
Roof	Asphalt Shingle
Construction	Brick, Other
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 30th, 2025
Days on Market	2
Zoning	DC129
HOA Fees	147
HOA Fees Freq.	MON

**Listing Details**

Listing Office	PREP Realty
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