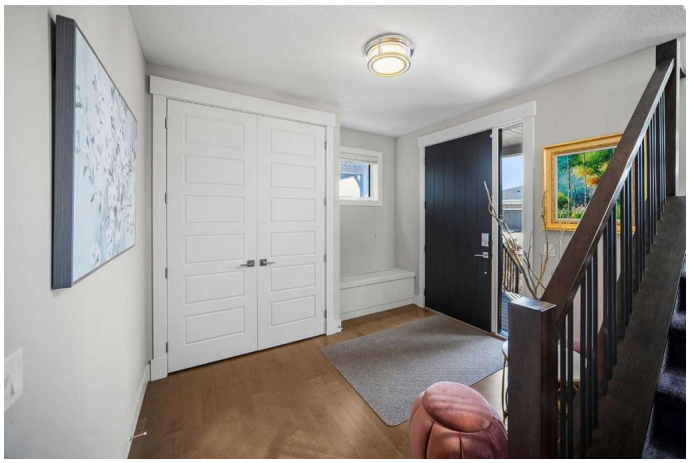
$1,099,000 - 38 Yarrow Gate, Rural Rocky View County

MLS® #A2212202

$1,099,000
5 Bedroom, 4.00 Bathroom, 2,374 sqft
Residential on 0.13 Acres

Harmony, Rural Rocky View County, Alberta



Welcome to a breathtaking residence offering over 3,200 SQFT of luxuriously developed living space, featuring 5 bedrooms, 3.5 bathrooms, and laundry on both upper and lower levels, nestled in the heart of Harmony, one of the most celebrated communities in the Calgary Region. From the moment you arrive, the professionally landscaped yard and covered veranda create a warm and inviting welcome, setting the tone for the extraordinary living experience that awaits. Step into an elegant interior adorned with rich hardwood flooring that effortlessly guides you through the thoughtfully designed main level. At the heart of the home, a gourmet kitchen awaits, showcasing full height custom cabinetry, a large centre island with wine fridge and seating, stainless steel appliances, quartz countertops, stylish tile backsplash, gas cooktop, and a walk-in pantry, offering the perfect space for culinary creations and lively gatherings. The dining room, graced with a beautiful light fixture, flows into a spacious living room where generous windows flood the space with natural light and a modern gas fireplace invites you to relax. Tucked behind a sliding barn door, a home office or den offers the perfect balance of productivity and privacy, while a convenient mudroom with storage lockers ensures everyday functionality. Upstairs, discover three generously sized bedrooms, including an exquisite Primary retreat that features a vaulted ceiling, a luxurious ensuite with standalone soaker tub,

large glass-encased shower, double vanities, and heated floors, as well as a spacious walk-in closet with sauna for year-round health & relaxation. Completing the upper level is a four piece main bathroom and a convenient laundry room. The fully developed basement extends your family living space with a large recreation room perfect for movie nights or games, two additional bedrooms, another four piece bathroom, and a second laundry area, also ideal for multi-generational living or guests. Comfort is elevated with soft water and a reverse osmosis system. Step outside to your private backyard oasis, designed for low maintenance with a massive deck and yard elevated with stamped concrete, ample storage, full fencing, and a luxurious swim spa. The heated and insulated garage is a dream space for hobbyists and adventurers alike. Living in Harmony means embracing a lifestyle where natural beauty and resort-style amenities come together effortlessly. Spend your days on the sparkling 40-acre lake, relax on sandy beaches with mountain vistas, and look forward to the upcoming 100-acre lake and Beach Clubhouse. Enjoy world-class golfing at Mickelson National or explore the Adventure Zoneâ€™s parks and pathways. Everyday essentials are steps away at Truman Square, offering a cafe and other services. Recognized as Calgary Regionâ€™s COMMUNITY OF THE YEAR for the eighth time in nine years, Harmony masterfully blends lakeside living, boutique amenities, and easy access to both the mountains & downtown Calgary.

Built in 2018

Essential Information

MLS® #	A2212202
Price	$1,099,000
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	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, French Door
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Gas Cooktop, 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	Stone, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2025
Days on Market	65
Zoning	CD129
HOA Fees	147
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Broker

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