

# \$799,000 - 530 South Harmony Drive, Rural Rocky View County

MLS® #A2200360

**\$799,000**

4 Bedroom, 4.00 Bathroom, 1,920 sqft  
Residential on 0.14 Acres

Harmony, Rural Rocky View County, Alberta

Open House on March 16th from 12pm-2pm. Welcome to the Prairie Willow by Broadview Homes—a stunning modern farmhouse in the vibrant community of Harmony, where luxury meets everyday functionality. Picture yourself starting your mornings with a coffee on the charming front porch, taking in the peaceful surroundings of Springbank, and coming home to a beautifully designed space made for real life.

Step inside, and you’ll immediately appreciate the thoughtful details. The kitchen is a chef’s dream, featuring ceiling-height cabinetry for ample storage, granite countertops, a sleek chimney hood fan, and upgraded appliances, including a steam microwave. Just beyond, the dining space is perfect for gathering with loved ones, whether it’s a cozy weeknight dinner or a lively celebration.

The great room is filled with natural light from large windows, creating an inviting space to relax by the fireplace. As you move through the home, a built-in mudroom provides practical storage and organization, making daily routines effortless as you come and go through the back deck to the detached garage.

Upstairs, the primary suite serves as a luxurious retreat, complete with a spa-like



en-suite and a generous walk-in closet. Two additional bedrooms provide flexible space for family, guests, or a home office, while the laundry room, featuring granite countertops and custom cabinetry, adds both convenience and style.

But the living space doesn't stop there—the fully developed basement offers even more room to enjoy. A spacious recreation room is perfect for movie nights or entertaining, while the additional 4-piece bathroom and an additional bedroom that could also make a great home gym, office, or playroom, giving you endless possibilities to personalize your space.

Designed with modern living in mind, this home also includes rough-in air conditioning, upgraded electrical features, and a sub-panel in the garage, making it both beautiful and future-ready.

With scenic pathways, stunning parks, and even a lake for paddleboarding and swimming just steps away, the Prairie Willow isn't just a house—it's the perfect place to call home.

Built in 2024

### Essential Information

MLS® #	A2200360
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,920
Acres	0.14
Year Built	2024

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	530 South Harmony Drive
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0G2

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Washer/Dryer
Heating	High Efficiency, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Stone
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 7th, 2025
Days on Market	36
Zoning	TBD
HOA Fees	1680
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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.