

\$1,289,000 - 64 Elderberry Way, Rural Rocky View County

MLS® #A2199028

\$1,289,000

5 Bedroom, 4.00 Bathroom, 2,691 sqft
Residential on 0.10 Acres

Harmony, Rural Rocky View County, Alberta

This beautiful Baywest home is within walking distance to Harmony Lake and the beach, local shopping and is backing and fronting onto green space. These desired lots back onto the expansive green space at the back of the home and the green strip at the front. Entering through the front door you feel immediately welcomed in the large foyer which leads to the 2 piece bath and the mudroom with access to the garage and the walkthrough pantry that takes you into the gourmet cookâ€™s kitchen. Tons of cabinet and quartz countertops and a bonus second island to compliment the huge breakfast island that seats six comfortably. Kitchen features upgraded Kitchen Aid appliances, French Door refrigerator, built in oven and microwave, gas stove top, chimney hood fan and a built-in Miele coffee maker. The east side of the main floor boasts a large dining area. The back deck is accessible through the sliding patio doors. The deck has a natural gas outlet for the BBQ and is the perfect place to relax with a morning coffee and enjoy the backyard and open green space. Back inside next to the dinning room is the bright living room with a gas fireplace. There is also a main floor office. The open rails staircase takes you to the upper level. A large bonus room is accompanied by three bedrooms and a laundry room and a Five-piece bath. To the back of the upper level is the spacious primary



bedroom with stunning views of the green space and Harmony Lake. Relax in the Five-piece en-suite bath with tiled flooring, deep tub, twin sinks, quartz counters and a huge walk-in shower. The walk-in closet is well designed and will please all homeowners. The basement was developed by the builder and follows the general flow of the rest of this stunning home with a recreation room, four-piece bath, 2 bedrooms and plenty of storage. The sellers have spent approximately \$100K on upgrades to this home. Please view our virtual tour and floor plans. Call your favourite Realtor today to view this lake community home.

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2199028 |
| Price | \$1,289,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,691 |
| Acres | 0.10 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 64 Elderberry Way |
| Subdivision | Harmony |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T3Z 0G3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Vinyl Windows |
| Appliances | Dishwasher, Garage Control(s), Gas Cooktop, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Oven-Built-In |
| Heating | Fireplace(s), Forced Air, Natural Gas, Central, High Efficiency |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Manufactured Floor Joist |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 47 |
| Zoning | R1 |
| HOA Fees | 1650 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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