

\$1,025,000 - 38 Yarrow Gate, Rural Rocky View County

MLS® #A2212202

\$1,025,000

5 Bedroom, 4.00 Bathroom, 2,374 sqft

Single Family 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. (id:6289)

Built in 2018

Essential Information

Listing #	A2212202
Price	\$1,025,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,374
Acres	0.13

Year Built	2018
Type	Single Family
Sub-Type	Freehold

Community Information

Address	38 Yarrow Gate
Subdivision	Harmony
City	Rural Rocky View County
Province	Alberta
Postal Code	T3Z0C8

Amenities

Amenities	Golf Course, Park, Playground, Schools, Water Nearby, Clubhouse, Other
Features	Other, PVC window, French door
Parking Spaces	3
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Water purifier, Water softener, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Composite Siding, Stone
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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