

# \$908,198 - 63 Juneberry Heights, Rural Rocky View County

MLS® #A2177843

**\$908,198**

3 Bedroom, 3.00 Bathroom, 1,793 sqft  
Residential on 0.16 Acres

Harmony, Rural Rocky View County, Alberta

Discover the charm and elegance of this new home in the vibrant lake community of Harmony! This thoughtfully designed home features 3 spacious bedrooms and 2.5 bathrooms, crafted to blend style, functionality, and comfort in every corner. With modern touches throughout, this home invites you to experience upscale living in one of Alberta's most desirable neighborhoods . The main floor layout seamlessly combines the living room, kitchen and dining areas - perfect for entertaining or spending quality time with loved ones. You will love the upgraded Samsung gourmet kitchen package paired with white cabinets and sleek quartz countertops throughout. This kitchen offers both style and practicality, making meal prep a pleasure in a space that's as beautiful as it is functional. The walk-out basement adds valuable flexibility and direct access to outdoor living. With a rare rear detached triple-car garage, you'll have plenty of room for vehicles, storage, and any extras that enhance your life. Photos are representative.



Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2177843  |
| Price    | \$908,198 |
| Bedrooms | 3         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,793       |
| Acres          | 0.16        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 63 Juneberry Heights    |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z2C5                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 3                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

### Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | High Ceilings              |
| Appliances        | See Remarks                |
| Heating           | Forced Air, Natural Gas    |
| Cooling           | Other                      |
| Has Basement      | Yes                        |
| Basement          | Full, Unfinished, Walk-Out |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Back Yard, Lake |
| Roof              | See Remarks                |
| Construction      | Wood Frame, See Remarks    |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2024 |
| Days on Market | 164                |
| Zoning         | TBD                |
| HOA Fees       | 150                |
| HOA Fees Freq. | MON                |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.