

# \$1,385,000 - 64 Elderberry Way, Rural Rocky View County

MLS® #A2199028

**\$1,385,000**

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 dining 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	\$1,385,000
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, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas
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	29
Zoning	R1
HOA Fees	1650
HOA Fees Freq.	ANN

## Listing Details

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

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.