

\$949,900 - 89 Cattail Run, Rural Rocky View County

MLS® #A2114913

\$949,900

3 Bedroom, 3.00 Bathroom, 2,512 sqft
Residential on 0.14 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to the picturesque 6-time lake community of the year, Harmony, where modern living blends seamlessly with serene landscapes just minutes from the vibrant hub of Springbank. Boasting a wealth of family-friendly amenities, including a Discovery Centre, lake access, parks, pathways, sledding hills, ninja course, pump track and volleyball courts, Harmony offers a lifestyle of convenience and recreation at your doorstep. Mickelson National Golf Course with its restaurants and Launchpad Golf are just steps away, as is the developing town centre.

This captivating open-concept 2-storey home welcomes you with its charming curb appeal and a front porch that overlooks the tranquil lake and winding pathways. Offering over 2500sq.ft. of thoughtfully designed living space, it's an ideal retreat for families.

Stepping into the foyer, the inviting warmth of ceramic tile and hardwood flooring sets the tone for the home's cozy ambiance. The main level unfolds gracefully, with a bright living room featuring a brick-facing gas fireplace, seamlessly connected to the dining area adorned with an appealing brick feature wall. The adjacent gourmet kitchen beckons with stainless steel appliances, a gas range, built-in wall oven and microwave, making it a culinary haven complemented by granite and quartz counters and sleek cabinets.



Convenience reigns supreme on the main level, with a 2-piece powder room and a spacious mudroom. Ascend the staircase, adorned with elegant metal spindle railing, to discover the upper level, where natural light floods the expansive bonus room, offering versatile space for relaxation or entertainment.

Three generously sized bedrooms await, including the primary bedroom with a distinctive brick feature wall, infusing it with character and charm. Retreat to the spa-like 5-piece en-suite bathroom, including steam shower and soaker tub, for moments of tranquility, while a second 5-piece bathroom and a laundry room add practicality and convenience.

Step outside to the elegantly landscaped backyard oasis with a sunny southern exposure, where mature trees offer privacy, and where a deck, stone patio, and multiple cooking areas, including a wood-burning oven and smoker, beckon for outdoor gatherings and leisurely evenings under the stars.

Completing this exceptional home is an oversized double detached garage and a 14-foot RV parking space, catering to all your storage needs. With an abundance of upgrades enhancing its allure, this meticulously crafted residence promises a lifestyle of comfort and sophistication in the heart of Harmony. Don't miss the opportunity to make it your own. Schedule your showing today.

Built in 2016

Essential Information

MLS® #	A2114913
Price	\$949,900

Sold Price	\$980,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,512
Acres	0.14
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	89 Cattail Run
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2G7

Amenities

Amenities	Clubhouse, Park, Playground, Recreation Facilities
Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Parking Pad, RV Access/Parking

Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 10th, 2024
Days on Market	13
Zoning	DC
HOA Fees	147.00
HOA Fees Freq.	MON

Listing Details

Listing Office	eXp Realty
----------------	------------

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.