

\$1,325,000 - 37 Cattail Run, Rural Rocky View County

MLS® #A2255691

\$1,325,000

4 Bedroom, 4.00 Bathroom, 3,323 sqft

Residential on 0.15 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to this stunning detached 3 storey in Harmony, Springbank's premier lake community—just 8 minutes from Calgary. Perfectly situated on one of the area's most desirable streets, this home impresses from the start with its striking exterior design, lush landscaping, and timeless curb appeal. Inside, the main floor is designed for both everyday living and stylish entertaining with 9 ft ceilings and beautiful hardwood floors. The spacious living room features a cozy gas fireplace, while the adjacent den offers flexibility as a home office, playroom, or creative space. Host dinner parties in the formal dining room, or gather around the show-stopping kitchen—complete with quartz countertops, stainless steel appliances, a large island with breakfast bar seating, and abundant cabinetry. A casual dining nook and hidden walk-in pantry ensure both elegance and functionality. Beyond the mudroom, step outside to a west-facing backyard with a cedar deck, fire pit, and triple detached garage that is insulated with a gas line, shelving and full electrical panel. It even has a foundation to potentially build a carriage suite on top (subject to approval and permitting by the city/municipality)! Thoughtful details like a stylish powder bath with designer wallpaper and plenty of storage closets make this floor as practical as it is beautiful. Upstairs, a versatile flex space connects to the serene primary, where a walk-in closet and spa-inspired 5-piece ensuite await—featuring



dual quartz vanities, a soaker tub, and a separate enclosed shower. Two additional bedrooms share a Jack-and-Jill bathroom, while a spacious laundry room with storage keeps everything organized. The third floor is a retreat of its own, offering a fourth bedroom with ensuite, a generous bonus room, and a private balcony with sweeping north and east views—the perfect spot to enjoy your morning coffee at sunrise. While undeveloped, the sprawling basement offers an additional 1,313.75 sqft of potential living space with rough-in for another bathroom. Recent upgrades include new floors on the main floor and stairs (2024), new Bosch refrigerator (2025), new dishwasher (2025), new dryer (2025) and new Jacuzzi hot tub (2022). Living in Harmony means more than just owning a home—it’s embracing a lifestyle. From lakeside living and world-class golf to endless trails and breathtaking Rocky Mountain views, this community connects you to the people, moments, and experiences that matter most. Don’t miss the chance to make this one-of-a-kind property your next home.

Built in 2018

Essential Information

MLS® #	A2255691
Price	\$1,325,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,323
Acres	0.15
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	3 Storey

Status	Active
--------	--------

Community Information

Address	37 Cattail Run
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0C9

Amenities

Amenities	Other, Recreation Room
Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Rectangular Lot, See Remarks, Street Lighting
Roof	Asphalt
Construction	Cedar, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
-------------	----------------------

Days on Market	54
Zoning	DC
HOA Fees	147
HOA Fees Freq.	MON

Listing Details

Listing Office Charles

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.