# \$899,900 - 187 Perch Bend, Rural Rocky View County

MLS® #A2272002

## \$899,900

3 Bedroom, 3.00 Bathroom, 1,463 sqft Residential on 0.12 Acres

Harmony, Rural Rocky View County, Alberta

This brand-new Daytona Home bungalow in the sought-after community of Harmony is set for completion in January 2026 and offers a thoughtfully designed layout paired with high-quality finishes from top to bottom. From the moment you step inside, the spacious foyer sets the tone with its welcoming feel and functional design. Just off the entry is a versatile main-floor den, perfect for a home office, reading room, or quiet retreat.

The heart of the home is the bright and open main living area, centered around a sleek tile-surround gas fireplace that adds warmth and style. Large windows invite an abundance of natural light, while the seamless flow between the living room, dining area, and kitchen creates an ideal environment for both everyday living and entertaining. The well-appointed kitchen features modern cabinetry, premium finishes, and generous workspace, and it opens directly onto a spacious rear deck, making outdoor dining and relaxation effortless.

The primary bedroom is a serene retreat featuring a generously sized ensuite complete with heated flooring, a luxurious freestanding soaker tub, a walk-in tiled shower, and a double vanity. A convenient main-floor laundry room enhances daily ease and functionality.

Downstairs, the fully finished basement expands your living space with a large family







room, a dedicated games or recreation area, two additional bedrooms, and a full bathroomâ€"ideal for guests, older children, or extended family.

Outside, a triple detached garage provides ample parking, storage, or workshop space for a variety of needs.

Located in Harmony, a community celebrated for its pristine lake, world-class golf course, extensive pathway system, and planned village center, this home offers exceptional comfort in a vibrant and scenic setting. Whether you're seeking tranquility, recreation, or a strong sense of community, this bungalow delivers an exceptional lifestyle in one of the region's most desirable new neighborhoods.

#### Built in 2025

#### **Essential Information**

MLS® # A2272002 Price \$899,900

Bedrooms 3 Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,463
Acres 0.12
Year Built 2025

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 187 Perch Bend

Subdivision Harmony

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z 0J9

#### **Amenities**

Amenities Other

Parking Spaces 3

Parking Triple Garage Detached

# of Garages 3

### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No.

Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room, Tile

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Corner Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 20th, 2025

Days on Market 1

Zoning R1

HOA Fees 1560

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Royal LePage Benchmark

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