# \$849,900 - 191 Perch Bend, Rural Rocky View County

MLS® #A2272008

## \$849,900

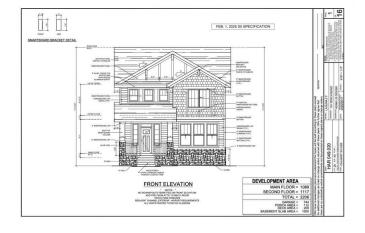
3 Bedroom, 3.00 Bathroom, 2,206 sqft Residential on 0.11 Acres

Harmony, Rural Rocky View County, Alberta

Experience the pinnacle of Rocky View County living in this exceptional new-build, two-storey home nestled in the highly coveted, master-planned community of Harmony, designed for families seeking both luxury and connection. This residence boasts an expansive and functional floor plan featuring three spacious bedrooms and two and a half meticulously finished bathrooms, providing ample space and privacy for the whole family. The main floor is an entertainer's dream, anchored by a cozy gas fireplace in the bright Great Room, complemented by a sophisticated, dedicated Dining Room for formal occasions, and a versatile den perfect for a home office or study area. Ascend the stairs to find the dedicated family retreat: a large Bonus Room offering flexible space for media or play, ensuring the main living area remains serene. The exceptional outdoor amenities include a charming front porch for enjoying your morning coffee and a private rear deck ideal for summer barbecues, leading to the highly functional, oversized triple car garage for secure parking and storage. Beyond your property line, the Harmony community elevates your lifestyle with unparalleled access to nature and recreation, featuring a pristine lake for year-round activities, extensive parks and playgrounds, and a state-of-the-art recreational facility, making this not just a new house, but the foundation for an extraordinary life lived in balance.







## **Essential Information**

MLS® # A2272008 Price \$849,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 2,206

Acres 0.11

Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 191 Perch Bend

Subdivision Harmony

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z 0J9

#### **Amenities**

Amenities Recreation Facilities

Parking Spaces 3

Parking Triple Garage Detached

# of Garages 3

#### Interior

Interior Features Double Vanity, Kitchen Island, Storage, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Other

Lot Description Rectangular Lot, Other

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed November 20th, 2025

Days on Market 1

Zoning VR2 HOA Fees 1560 HOA Fees Freq. ANN

# **Listing Details**

Listing Office Royal LePage Benchmark

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