

\$1,325,000 - 65 Cattail Run, Rural Rocky View County

MLS® #A2227980

\$1,325,000

4 Bedroom, 4.00 Bathroom, 3,248 sqft

Residential on 0.16 Acres

Harmony, Rural Rocky View County, Alberta

Upgrade your lifestyle and come home to a unique blend of country charm and executive elegance in the vibrant new community of Harmony! With over 3,200 sq. ft. of beautifully finished living space, this recently built home is tastefully designed and meticulously maintained—ready for you to make it yours. The heart of the open-concept main floor is a stunning kitchen featuring a massive quartz island, floor-to-ceiling cabinetry, and a charming farmhouse sink that combines style and practicality—perfect for keeping an eye on the backyard while you wash up. Soaring 9'™ ceilings throughout create a sense of spaciousness and allow you to furnish each room to your taste. Thoughtful design carves out inviting spaces where family and friends can gather comfortably. Luxury vinyl plank flooring and custom window coverings add a touch of understated elegance to each room and are the details that make this house feel like a home. Upstairs, you'll find two generous bedrooms connected by a Jack and Jill bathroom, with a convenient laundry room just steps away. Beyond the bonus room—complete with built-in desks—awaits an expansive primary suite, bathed in morning sunlight. Enjoy a spa-inspired ensuite with a double quartz vanity, a massive steam shower, and a custom walk-in closet. Venture up to the third level and take in breathtaking, unobstructed views of Harmony Lake, the community adventure park, green spaces, and the renowned Mickelson Golf Course! One of



the few homes in Harmony offering four bedrooms upstairs, the fourth bedroom is located on this level, complete with its own full bath, a comfortable lounge area, and access to a private balcony—an incredible spot to watch the neighborhood come alive. Professional landscaping, central air conditioning, and a triple garage are the finishing touches on this executive home, making it a comfortable and low maintenance entry to the community. Harmony is a growing community filled with young families, and it just keeps getting better. Already serviced by a community clubhouse, pharmacy, liquor store, dentist, and a variety of outdoor focused actives, the convenience is getting a major upgrade with a brand-new Costco coming to the highly anticipated Bingham Crossing in Fall 2026. Don't miss your opportunity to find balance and live in Harmony! Call your favorite realtor for a private viewing today.

Built in 2017

Essential Information

MLS® #	A2227980
Price	\$1,325,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,248
Acres	0.16
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	65 Cattail Run
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Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0C9

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Playground
Parking Spaces	5
Parking	Alley Access, On Street, Paved, See Remarks, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Steam Room, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, See Remarks
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Other, Private, See Remarks, Standard Shaped Lot, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Composite Siding, See Remarks, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	14

Zoning	DC
HOA Fees	147
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Broker
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