

\$1,049,900 - 155 Perch Bend, Rural Rocky View County

MLS® #A2243226

\$1,049,900

3 Bedroom, 3.00 Bathroom, 2,816 sqft

Residential on 0.13 Acres

Harmony, Rural Rocky View County, Alberta

Elevate Your Living in the award-winning community of Harmony with this spectacular, brand new 2,800 sq ft luxury home by Daytona Homes. Perfectly positioned on what promises to become the most prestigious street in Harmonyâ€™just steps from the lake and facing future multi-million-dollar estate homesâ€™this architectural masterpiece delivers a lifestyle of sophistication, comfort, and modern elegance.

Designed to impress and built to the highest standards, this residence features a rare and valuable full-service elevator (\$75K upgrade) offering seamless access from the basement to the third-story loftâ€™ideal for multi-generational living, guests, or simply indulging in the convenience of vertical luxury.

Step inside and be welcomed by a grand foyer and open-concept main floor flooded with natural light. The spacious great room centers around a sleek fireplace, perfect for cozy evenings or upscale entertaining. The gourmet kitchen offers premium finishes, expansive cabinetry, and a layout that blends function with timeless design.

The upper levels are a sanctuary of tranquility, highlighted by a third-floor loftâ€™a unique flex space that could serve as a media lounge, private office, or luxurious retreat with views of the upscale neighborhood. The bedrooms are generously sized, and the primary suite is a serene escape with spa-inspired ensuite and



walk-in closet.

Harmony is celebrated for its unmatched lifestyle offerings including a lake, golf course, Nordic spa, pathways, and planned village centre. This home places you in the heart of it all, on a street destined to become the pinnacle of prestige.

Move in, take the elevator to the top, and discover a whole new level of livingâ€”because in Harmony, you donâ€™t just find a home, you elevate your living.

Built in 2025

Essential Information

MLS® #	A2243226
Price	\$1,049,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,816
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	155 Perch Bend
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0J8

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Interior Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	5
Zoning	R1
HOA Fees	147
HOA Fees Freq.	MON

Listing Details

Listing Office	Royal LePage Benchmark
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