

\$988,000 - 6 Arnica View, Rural Rocky View County

MLS® #A2234312

\$988,000

3 Bedroom, 3.00 Bathroom, 2,513 sqft

Residential on 0.14 Acres

Harmony, Rural Rocky View County, Alberta

Discover a home that feels open, connected, and truly one of a kind in the award-winning community of HARMONY. Perfectly set on a CORNER LOT only six houses from the LAKE and directly across from PAINTBRUSH PARK, this property offers uninterrupted sightlines along the entire SOUTH SIDE YARD, creating a rare sense of space and freedom. The absence of a rear fence enhances the park-like feel, while still providing defined outdoor living with a gated deck and fully fenced dog run along the north side yard.

Inside, natural light pours through oversized windows, highlighting high ceilings and a fresh, neutral palette. The main floor welcomes you with a spacious great room and flows seamlessly into the kitchen featuring built-in appliances, a wall oven and microwave, a pull-out recycling center, and a large WALK-IN PANTRY. A private main-floor office with custom bookshelves makes working from home both practical and inspiring. Convenience is built in with laundry chute access from upstairs feeding into the main floor laundry.

Upstairs, the primary suite takes in serene park views and includes a SPA-INSPIRED ENSUITE with freestanding tub, dual sinks, and a generous WALK-IN CLOSET. Two additional bedrooms, each with their own WALK-IN CLOSETS, share a full bathroom. A bright BONUS ROOM with sliding door adds



flexible space, ideal as a media room, playroom, or even a fourth bedroom, complete with wardrobe included.

The lower level, with 9-FOOT CEILINGS, three egress windows, dual furnaces, rough-in plumbing, and a sump pump, is ready for your future design.

Extra details elevate this home: durable vinyl plank and tile flooring, zebra blinds for privacy and light control, and year-round GEMSTONE LIGHTING for effortless curb appeal.

Outdoors, enjoy a thriving edible forest with fruit trees, herbs, flowering shrubs, and raised garden beds, all kept lush by underground swales requiring minimal watering. A double detached garage and deck gas line complete the package.

Living in HARMONY means more than just owning a beautiful home. It’s a lifestyle, swim or paddle board on the lake, golf at Mickelson National, skate on the winter ribbon track, or explore endless trails and parks right outside your door. With Costco coming soon, to nearby Bingham Crossing, convenience meets community like never before.

This property is more than a home, it’s an experience of space, natural light, and connection perfectly matched to the HARMONY lifestyle. BOOK YOUR SHOWING TODAY and see why this could be the one.

Built in 2022

Essential Information

MLS® #	A2234312
Price	\$988,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,513
Acres	0.14
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	6 Arnica View
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0E1

Amenities

Amenities	Beach Access, Dog Park, Playground, Park
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Bookcases, See Remarks, Sump Pump(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Built-In Oven, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Backs on to Park/Green Space, Corner Lot, Landscaped, Low Maintenance Landscape, Other, Fruit Trees/Shrub(s), Garden, See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	80
Zoning	DC-129
HOA Fees	147
HOA Fees Freq.	MON

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.