

\$1,449,900 - 13 Arrowleaf Landing, Rural Rocky View County

MLS® #A2249447

\$1,449,900

6 Bedroom, 4.00 Bathroom, 3,009 sqft
Residential on 0.20 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to this fully loaded luxury home designed with every detail in mind. Offering over 4,000 SF of finished living space, 6 bedrooms, and over \$300K in recent upgrades inside and out, this home is truly perfect for a large or growing family. From the oversized heated 3-car garage with epoxy floors to the stunning indoor/outdoor living spaces, this property offers the ideal balance of function, comfort, and lifestyle. The heart of the home is the chef-inspired kitchen featuring leathered granite counters, under-cabinet lighting, high-end stainless steel appliances including a 5-burner gas stove, convection oven, LG fridge with sphere ice maker, microwave, plus a second fridge and wine fridge in the large pantry. A dedicated coffee station makes mornings effortless. The main floor also includes a private office, an expansive living room with a dramatic two-way fireplace, plus laundry with a convenient laundry chute. Upstairs, retreat to the luxurious owners'™ suite with its private balcony, coffee station, custom dressing room, and spa-inspired ensuite with heated floors, marble vanities, oversized glass shower, skylight, and jetted tub. Three additional bedrooms with blackout shades, a full bathroom with double sinks, and a versatile bonus/games room complete the upper level. Remote blinds on front and upper bedroom windows have been added both for comfort and privacy. The basement is



designed for entertaining and extended family living with a full wet bar (fridge, microwave, dishwasher), second laundry, and a separate entrance. Outdoors, enjoy an automatic 4-season screened-in porch with a louvered roof, gemstone lights, irrigation, raised garden beds, water feature, cushioned turf, and a large storage shed. The low-maintenance yard and side yard access make this space practical as well as beautiful. Additional features include built-in ceiling speakers, water softener, instant hot & cold tap in the kitchen, air conditioning, decorator finishes, and an extra-long driveway with paved alley access. Located minutes from top-rated schools, Bingham Crossing, coffee shops, daycare, and upcoming amenities including a new Costco, Nordic Spa, and the East Harmony Trail extension, this property also offers easy access to downtown Calgary, the Springbank Airport, Calaway Park, and the Rockies. This is more than a home—it's a complete lifestyle in Harmony with Lake Access. Book your private showing today and experience all the upgrades and comforts for yourself.

Built in 2018

Essential Information

MLS® #	A2249447
Price	\$1,449,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,009
Acres	0.20
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 13 Arrowleaf Landing
Subdivision Harmony
City Rural Rocky View County
County Rocky View County
Province Alberta
Postal Code T3Z 0C5

Amenities

Amenities Park, Playground, Recreation Facilities, Beach Access, Clubhouse, Day Care, Dog Park, Golf Course
Parking Spaces 6
Parking Additional Parking, Alley Access, Driveway, Garage Faces Rear, Heated Garage, Insulated, On Street, Oversized, Triple Garage Attached
of Garages 3

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s), Bar, Wired for Sound
Appliances Bar Fridge, Convection Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Double Sided
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Awning(s), Balcony, BBQ gas line, Garden, Lighting, Private Entrance, Private Yard
Lot Description Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Paved, Rectangular Lot, Treed, Yard Lights, Underground Sprinklers, Waterfall
Roof Asphalt Shingle

Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	19
Zoning	R1
HOA Fees	147
HOA Fees Freq.	MON

Listing Details

Listing Office	CIR Realty
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