

# \$1,875,000 - 12 Junegrass Terrace, Rural Rocky View County

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MLS® #A2249776

**\$1,875,000**

5 Bedroom, 4.00 Bathroom, 3,461 sqft  
Residential on 0.18 Acres

Harmony, Rural Rocky View County, Alberta

Discover the perfect balance of sophistication, function and lifestyle at 12 Junegrass Terrace in Harmony. This luxury family home is a former Calbridge showhome, featuring high-end finishings, unique architectural details and a highly functional layout designed to meet the needs of a busy family. From the inviting front porch to the walkout basement backing onto Harmony's walking paths, every detail has been carefully curated. Inside, the home showcases four bedrooms upstairs plus an expansive bonus room, a rare find in Harmony real estate. The primary retreat is a true sanctuary, complete with power blinds, a spa-inspired ensuite that feels like a luxury hotel bathroom and a spacious walk-in closet. The fully finished walkout basement elevates this home beyond expectations. Enjoy a dedicated home gym, a wet bar with wine fridge and a private wine room that is perfect for entertaining. Step outside directly onto Harmony's pathway system, connecting you to the lake, playgrounds, golf course, and all of Harmony's award-winning community amenities. Practicality meets luxury with an oversized triple garage, already drywalled with ceilings high enough to accommodate a lift. This home also comes with the option of negotiable furniture, allowing for a move-in-ready opportunity that blends seamlessly with the space. Every corner reveals thoughtful upgrades and high-end



finishings, along with unique design elements rarely found in Harmony. Positioned on a quiet, established street, this home offers not just privacy but also the warmth and connection of an already developed portion of the neighbourhood. Living in Harmony means more than just owning a home, itâ€™s about embracing the lifestyle. With lake access, the Mickelson National Golf Club, walking and biking trails, playgrounds and a growing Village Centre with shops and dining, Harmony has become one of Springbankâ€™s most desirable communities near Calgary. If youâ€™ve been searching for a luxury walkout home in Harmony, with a triple garage, four bedrooms upstairs, and a fully developed walkout basement, this is it. This home combines timeless style with everyday ease, a residence that will be admired by guests and treasured by those lucky enough to call it home.

Built in 2020

**Essential Information**

MLS® #	A2249776
Price	\$1,875,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,461
Acres	0.18
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	12 Junegrass Terrace
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Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0G1

### **Amenities**

Amenities	Beach Access, Clubhouse, Golf Course, Playground, Dog Park
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Playground
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 4th, 2025
Days on Market	3
Zoning	DC129
HOA Fees	158
HOA Fees Freq.	MON

**Listing Details**

Listing Office                      Real Broker

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