

\$634,900 - 245 Alpine Rush View, Rural Rocky View County

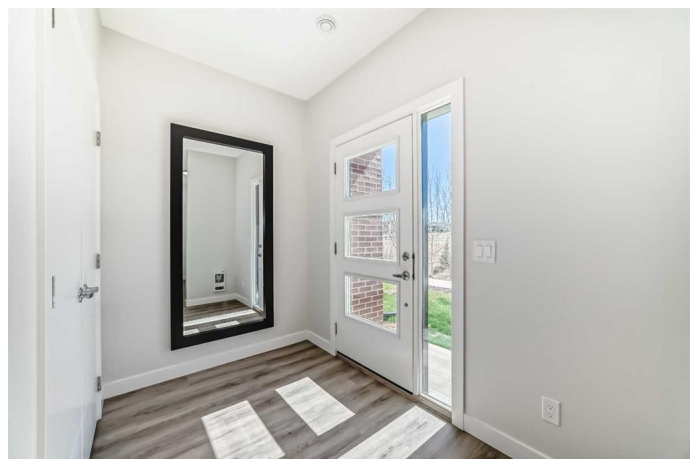
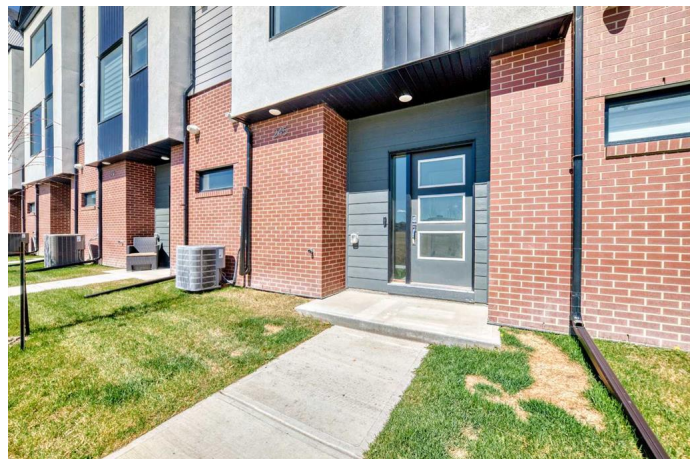
MLS® #A2218124

\$634,900

2 Bedroom, 3.00 Bathroom, 1,869 sqft
Residential on 0.03 Acres

Harmony, Rural Rocky View County, Alberta

OPEN HOUSE Saturday 2-4:30 & Sunday 12-2pm / Welcome to 245 Alpine Rush View, a beautifully designed 2-bedroom townhome in the desirable community of Harmony with stunning MOUNTAIN VIEWS! This spacious interior unit offers nearly 1,900 sq ft of luxurious living space and showcases a thoughtful layout with high-end upgrades throughout. From the moment you step inside, you'll appreciate the 9-foot ceilings, open-concept living area, durable LVP flooring, cozy GAS FIREPLACE, and large TRIPLE-PANE windows that fill the space with natural light. The kitchen features Quarry-coloured shaker cabinets, white QUARTZ countertops, pot drawers, and premium KitchenAid appliances—including a 5-burner gas cooktop, built-in wall oven, and microwave. The butler's pantry adds extra storage and is ideal for a coffee station or additional appliances, while the adjacent walk-in pantry offers even more functionality. The dining room just off the kitchen is accented with stylish pendant lighting, wine rack, and opens to the balcony—perfect for outdoor grilling. Upstairs, you'll find two bedrooms and a convenient laundry room. The primary suite is a true retreat with mountain views, a walk-in closet, and a spa-like 5-piece ensuite with a soaker tub and oversized walk-in shower with bench. The second bedroom also features its own 4-piece ensuite



and walk-in closet. Additional highlights include CENTRAL AIR, and an insulated double garage. Facing southwest and located just steps from the lake and community amenities, this home combines comfort, function, and lifestyle. Harmony also features a future K	 school site and a vibrant Village Centre.

Built in 2023

Essential Information

MLS® #	A2218124
Price	\$634,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,869
Acres	0.03
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	245 Alpine Rush View
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0E7

Amenities

Amenities	Beach Access, Clubhouse, Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Lighting
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2025
Days on Market	2
Zoning	NA
HOA Fees	137
HOA Fees Freq.	MON

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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