

\$575,000 - 213 Alpine Rush View, Rural Rocky View County

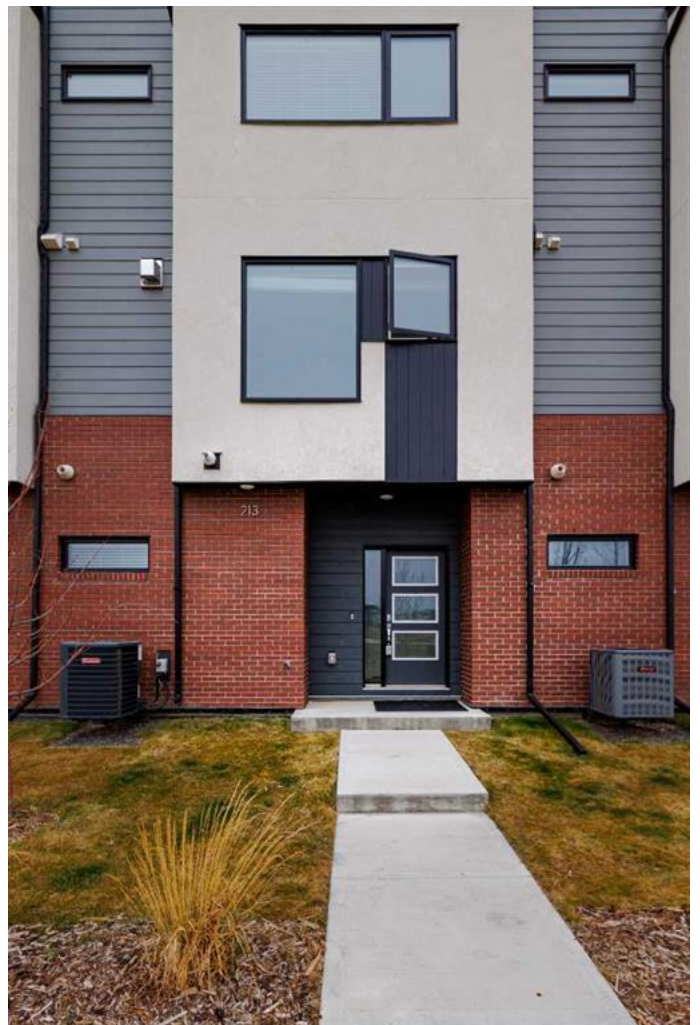
MLS® #A2262781

\$575,000

3 Bedroom, 3.00 Bathroom, 1,703 sqft
Residential on 0.03 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to this exquisite townhome that epitomizes the perfect blend of luxury, functionality, and natural beauty. Nestled in Harmony—an award-winning community that has proudly earned “Community of the Year” Calgary Region—eight times—this residence stands out with a plethora of upgrades, meticulous maintenance, and thoughtful design. Harmony offers an unmatched lifestyle, combining lake and golf living, walkable amenities, and stunning mountain views. As a resident, you™ll enjoy social membership at the renowned Mickelson National Golf Club, giving you access to world-class golfing right in your backyard. Families will appreciate the proximity to sought-after schools including Springbank Middle School, Springbank Community High School, and the prestigious Edge School for athletes and academics. As you step inside, you are greeted by a spacious den off the front entrance, just steps from the oversized double-car garage featuring a forward-thinking 40-amp EV connection, a true testament to modern living. Ascending to the main level, the kitchen immediately captivates with its elegant finishes—quartz countertops, a large island with breakfast bar seating, ceiling-height white cabinetry, and upgraded stainless steel appliances including a gas range for the culinary enthusiast. A massive pantry with extensive shelving ensures optimal



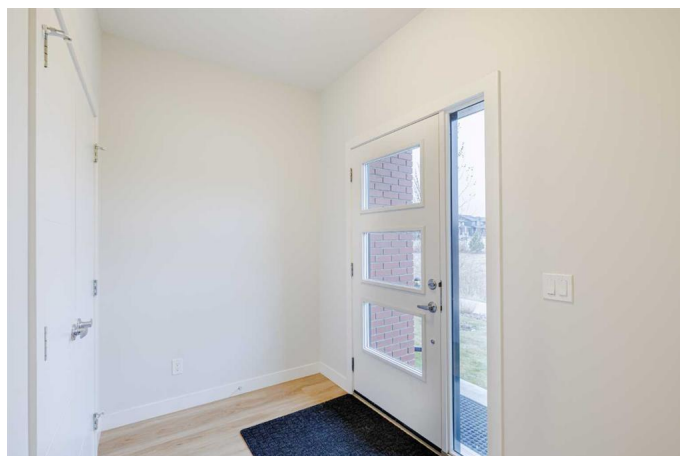
organization. Adjacent to the kitchen is a charming eating nook with access to the front deck, where you can enjoy peaceful lake views. The sunlit living room offers a bright and inviting atmosphere, with panoramic mountain vistas framed by large windows, and a stylish fireplace with custom tile surround adding warmth and sophistication. The upper level showcases the primary suite, complete with a custom California Closet system and a spa-like ensuite featuring in-floor heating, a private water closet, standalone shower, and dual vanity. An upgraded laundry area with quartz countertop, additional shelving, and a large linen closet adds convenience. Two additional generously sized bedrooms and a 4-piece bathroom complete this floor. Outside of the home, Harmonyâ€™s amenities enrich everyday livingâ€”a 5-minute drive to Calaway Park, and the upcoming Bingham Crossing development with a future Costco and numerous shops and services. Residents also enjoy walking access to the community lake, miles of pathways, and future commercial amenities including the Nordic Spa. This townhome goes beyond ordinary, delivering a lock-and-leave lifestyle with maintenance-free livingâ€”no snow shoveling or yard work requiredâ€”and four parking spots between the garage and driveway. With air conditioning, thoughtful upgrades, breathtaking surroundings, and pride of ownership throughout, this home offers not just a residence, but a lifestyle of elegance and harmony.

Built in 2021

Essential Information

MLS® #	A2262781
Price	\$575,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,703
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active



Community Information

Address	213 Alpine Rush View
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0E7

Amenities

Amenities	Park, Visitor Parking, Beach Access, Dog Park, Golf Course, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Other
-------------------	-------

Lot Description	Low Maintenance Landscape, Backs on to Park/Green Space, Few Trees
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
Days on Market	12
Zoning	TBV
HOA Fees	136
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.