

# \$1,325,000 - 37 Cattail Run, Rural Rocky View County

MLS® #A2255691

**\$1,325,000**

4 Bedroom, 4.00 Bathroom, 3,323 sqft

Residential on 0.15 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to this stunning detached 3 storey in Harmony, Springbank's premier lake community—just 8 minutes from Calgary. Perfectly situated on one of the area's most desirable streets, this home impresses from the start with its striking exterior design, lush landscaping, and timeless curb appeal. Inside, the main floor is designed for both everyday living and stylish entertaining with 9 ft ceilings and beautiful hardwood floors. The spacious living room features a cozy gas fireplace, while the adjacent den offers flexibility as a home office, playroom, or creative space. Host dinner parties in the formal dining room, or gather around the show-stopping kitchen—complete with quartz countertops, stainless steel appliances, a large island with breakfast bar seating, and abundant cabinetry. A casual dining nook and hidden walk-in pantry ensure both elegance and functionality. Beyond the mudroom, step outside to a west-facing backyard with a cedar deck, fire pit, and triple detached garage that is insulated with a gas line, shelving and full electrical panel. It even has a foundation to potentially build a carriage suite on top (subject to approval and permitting by the city/municipality)! Thoughtful details like a stylish powder bath with designer wallpaper and plenty of storage closets make this floor as practical as it is beautiful. Upstairs, a versatile flex space connects to the serene primary, where a walk-in closet and spa-inspired 5-piece ensuite await—featuring



dual quartz vanities, a soaker tub, and a separate enclosed shower. Two additional bedrooms share a Jack-and-Jill bathroom, while a spacious laundry room with storage keeps everything organized. The third floor is a retreat of its own, offering a fourth bedroom with ensuite, a generous bonus room, and a private balcony with sweeping north and east views—the perfect spot to enjoy your morning coffee at sunrise. While undeveloped, the sprawling basement offers an additional 1,313.75 sqft of potential living space with rough-in for another bathroom. Recent upgrades include new floors on the main floor and stairs (2024), new Bosch refrigerator (2025), new dishwasher (2025), new dryer (2025) and new Jacuzzi hot tub (2022). Living in Harmony means more than just owning a home—it’s embracing a lifestyle. From lakeside living and world-class golf to endless trails and breathtaking Rocky Mountain views, this community connects you to the people, moments, and experiences that matter most. Don’t miss the chance to make this one-of-a-kind property your next home.

Built in 2018

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255691    |
| Price          | \$1,325,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,323       |
| Acres          | 0.15        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |

Status Active

### Community Information

Address 37 Cattail Run  
Subdivision Harmony  
City Rural Rocky View County  
County Rocky View County  
Province Alberta  
Postal Code T3Z 0C9

### Amenities

Amenities Other, Recreation Room  
Parking Spaces 3  
Parking Triple Garage Detached  
# of Garages 3

### Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, 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, Mantle  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Balcony  
Lot Description Back Lane, Back Yard, Rectangular Lot, See Remarks, Street Lighting  
Roof Asphalt  
Construction Cedar, Stone, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 12th, 2025

|                |     |
|----------------|-----|
| Days on Market | 20  |
| Zoning         | DC  |
| HOA Fees       | 147 |
| HOA Fees Freq. | MON |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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