

\$1,099,000 - 130 Brome Bend, Rural Rocky View County

MLS® #A2072941

\$1,099,000

6 Bedroom, 4.00 Bathroom, 3,194 sqft

Residential on 0.15 Acres

Harmony, Rural Rocky View County, Alberta

Introducing a masterpiece of modern living nestled within the sought-after community of Harmony. This exquisite custom-built residence boasts an impressive six bedrooms plus a den and nursery, enveloping you in over 4300 square feet of meticulously crafted living space. A true gem that commands attention, this home stands as a testament to the master planned community of Harmony. Purposefully designed with family life in mind, the home exudes functionality and comfort, offering an ideal sanctuary for a growing family. As you step inside, you'll be greeted by soaring 10-foot ceilings that elevate the sense of space. The main floor boasts an upgraded kitchen adorned with granite countertops, stainless-steel appliances. Custom tile work, a designated coffee station, built-in convection oven and stove top create a culinary haven. Abundant storage solutions seamlessly integrate into the layout. The main level's open floor plan flawlessly intertwines the spacious living area with the expansive dining area, flowing gracefully onto a dreamy covered outdoor deck. Here, moments of relaxation and connection await, whether it's cozy evenings with your loved ones or tranquil mornings with a cup of coffee. The main floor is complete with a den, powder room, and a spacious walk-in pantry catering to the practical needs of growing families. Ascending to the upper level, three bedrooms, and an additional room perfect for a nursery each promising comfort and charm. A



well-appointed four-piece bathroom services this level, complemented by a bonus room and a spacious designated work station. The primary suite is an oasis of serenity, illuminated by ample natural light pouring through expansive windows. The ensuite bath showcases dual sinks, intricate tile craftsmanship, a free-standing tub, and a walk-in closet tailored to your dreams, combining luxury with practicality. The fully finished basement has been crafted to accommodate family leisure. Here, you'll find designated spaces for games and movie nights complete with a home theatre, substantial bedrooms, each with its own walk-in closet, provide comfort and privacy. A three piece bathroom caters to convenience and relaxation. This home is equipped with additional features, two furnaces, two hot water tanks, water softener, sound system, a Kinetico water filtration system, enhanced basement insulation, and an attached oversized triple car garage designed to accommodate larger vehicles. Exterior detailing was thoughtfully designed, from the beautiful stone work to the enduring cedar accents. The meticulously landscaped yard features native vegetation that thrives without excessive watering, enveloping the property in natural beauty. The fully fenced yard enjoys adjacency to a green space, offering a private retreat. This residence guarantees to captivate your senses and inspire a life of comfort, and cherished memories in the beautiful award winning lake and golf community of Harmony.

Built in 2018

Essential Information

MLS® #	A2072941
Price	\$1,099,000
Sold Price	\$1,065,000

Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,194
Acres	0.15
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	130 Brome Bend
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0C8

Amenities

Amenities	Beach Access, Dog Park, Dry Dock, Golf Course, Park, Picnic Area, Playground, Recreation Facilities, Visitor Parking
Parking Spaces	7
Parking	Additional Parking, Alley Access, Concrete Driveway, Garage Faces Rear, Oversized, Rear Drive, Triple Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description Few Trees, Front Yard, Garden, Landscaped, Level, Street Lighting,
Private, Rectangular Lot
Roof Asphalt Shingle
Construction Mixed
Foundation Poured Concrete

Additional Information

Date Listed August 11th, 2023
Date Sold February 6th, 2024
Days on Market 179
Zoning R-1
HOA Fees 147.00
HOA Fees Freq. MON

Listing Details

Listing Office CIR REALTY

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