

# \$945,900 - 161 Brome Bend, Rural Rocky View County

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MLS® #A2097746

**\$945,900**

3 Bedroom, 3.00 Bathroom, 2,282 sqft

Residential on 0.14 Acres

Harmony, Rural Rocky View County, Alberta

Welcome home to The Everly by Broadview Homes. This stunning floor plan offers 3 Bedrooms and 2.5 Baths in a lofty new 2282 square foot design. The Chef's Kitchen looks over the Great Room and Living Room, with a private Office and Mudroom.

Upstairs is home to the large primary bedroom with double En-suite and Walk-in-Closet as well as 2 more Bedrooms and the Full Bath. The Loft area can also easily be turned into your 4th Bedroom.

2 Storey, 1 Half Bath, 4 Bedrooms, Double Garage, 2 Bathrooms, Fine granite or quartz in kitchen and baths, A wide selection of durable maple hardwood flooring, Tile flooring in all wet areas, Modern and contemporary staircase rail choices, 9' high main floor ceilings for spacious interiors, Contemporary feature fireplace, Energy-saving supreme vinyl windows for a healthier environment, KitchenAid stainless steel appliances fit for the most serious home cook, Designer Moen faucets – 5 lines to choose from. Expect more when you buy a Broadview Home. Offering premium finishes, modern features, a 10-year structural warranty, and meticulously crafted details for your custom dream home, we bring you more value and quality in every home. \*This home qualifies for a \$35k promotional discount for the first 35 customers (Promotion offered by the Seller/Builder).



Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2097746    |
| Price          | \$945,900   |
| Sold Price     | \$982,991   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,282       |
| Acres          | 0.14        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 161 Brome Bend          |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 0C8                 |

## Amenities

|                |            |
|----------------|------------|
| Amenities      | Other      |
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator                                                     |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas, Great Room                                                                                                  |
| Has Basement      | Yes                                                                                                              |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Lighting, Rain Gutters  
Lot Description        Back Yard, No Neighbours Behind, Street Lighting  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              January 9th, 2024  
Date Sold                February 25th, 2024  
Days on Market        47  
Zoning                    TBD  
HOA Fees                147.00  
HOA Fees Freq.        MON

**Listing Details**

Listing Office            RE/MAX Crown

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