

\$1,500,000 - 91 Brome Bend, Rural Rocky View County

MLS® #A2108162

\$1,500,000

4 Bedroom, 3.00 Bathroom, 2,844 sqft

Residential on 0.21 Acres

Harmony, Rural Rocky View County, Alberta

Immerse yourself in the epitome of luxury living with this exquisite executive home, showcasing breathtaking panoramic mountain views. Nestled on a South-facing green space lot within the sought-after award-winning lakeside community of Harmony, this residence boasts a view of a field and a walking pathway. Meticulously upgraded, the home features freshly repainted interiors covering 60% of the space, newer designer window coverings, and oak hardwood flooring. The professionally landscaped front and rear yards, complete with full fencing, create a picturesque setting. An inviting aggregate patio pad is perfect for outdoor gatherings, while a spacious deck off the kitchen provides an additional outdoor retreat. Upgraded light fixtures and added millwork in all bedrooms add a touch of elegance throughout. Convenience is key with an oversized insulated side-drive triple garage, four bedrooms on the upper level, and a bright walk-out basement with large windows, awaiting your customization. The open-concept main floor is designed for entertaining, featuring a gourmet kitchen with abundant cabinet, counter, and storage space, a spacious kitchen island, walk-in pantry and convenient cabinet pantry. The home's allure is further enhanced by a generous main floor den with double pocket French doors, ideal for a home office. A refreshment center off the kitchen, complete with a wine fridge, adds to the entertainment appeal. Retreat to the



luxurious master suite with a vaulted ceiling, free-standing soaker tub, oversized shower in the ensuite, and a walk-in closet with built-ins. The upper family room offers a captivating view, and two additional bedrooms boast walk-in closets. The laundry room features a sink and a linen closet. Situated on a 60' x 160' lot (9147 sq feet), the home offers ample options for relaxation and entertainment. Harmony's unmatched amenities include the largest man-made lake in Alberta, over 35 kilometers of pathways, an outdoor skating rink, golf(Mickelson National Golf Club) a climbing wall, and more. The upcoming Village Center will feature shops, restaurants, an Arts Building, and medical/professional facilities, while additional shopping is available at Bingham Crossing just 3 kilometers away. With easy access to nearby Springbank schools and the EDGE athletic school, this home seamlessly blends luxury, convenience, and community. Only 20 minutes to Calgary, with easy access to the Spring Bank Airport and the Rocky Mountains (enjoy hiking and mountain biking). This residence offers the perfect opportunity to be part of the Jewel of the West Side. Don't miss the chance to make this exceptional home your own, a place to call home and embrace a lifestyle of unparalleled comfort and sophistication.

Built in 2018

Essential Information

MLS® #	A2108162
Price	\$1,500,000
Sold Price	\$1,465,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,844

Acres	0.21
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	91 Brome Bend
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z0C7

Amenities

Amenities	Other
Parking Spaces	5
Parking	Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level, Paved, Rectangular Lot, Views
Roof	Asphalt Shingle

Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	March 11th, 2024
Days on Market	24
Zoning	R-1
HOA Fees	154.00
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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