

\$1,050,000 - 112 Paintbrush Park, Rural Rocky View County

MLS® #A2108880

\$1,050,000

4 Bedroom, 4.00 Bathroom, 2,464 sqft
Residential on 0.14 Acres

Harmony, Rural Rocky View County, Alberta

Immerse yourself in the epitome of luxury and comfort with this stunning 4-bed, 3.5-bath family home nestled in the heart of the vibrant Harmony. This architectural gem, spanning three meticulously crafted levels, is a testament to functional elegance, and the professional design caters to every aspect of modern-day living. This sun filled home was built with an abundance of windows that showcases the amazing curb appeal and the Gemstone lighting system highlights a clever blend of stucco siding and stone accents. A large foyer and an open floor plan greet you to this meticulously maintained home accentuated by 9' ceilings, creating an expansive & inviting atmosphere. The family room boasts an impressive floor-to-ceiling stone fireplace, perfect for cozy evenings and social gatherings. Premium engineered hardwood flooring throughout the main level not only adds an element of chic sophistication but also ensures durability and ease of maintenance. The kitchen is a chef's delight and is equipped with exquisite quartz countertops, a premium stainless steel appliance package, and a large pantry. The composite farmhouse style sink is for meal prep and cleaning and is built into the large centre island where your family and friends will gather while entertaining. Adjacent to the kitchen is the generously sized dining room that will easily accommodate a large table so



you can comfortably host dinner parties. The home office or den offers a tranquil space for work or study—essential in today's world. Completing the main level is a private a 2-piece powder room and a well-organized mudroom with built-in lockers ensuring a clutter-free and welcoming entrance to the home. Step outside to a beautifully landscaped exterior, complete with an inviting outdoor deck, ideal when hosting summer barbeques. The open riser staircase is statement in this floorplan and introduces you to the spacious and sunny 2nd level. 3 bedrooms are upstairs including the owners'™ quarters that features a walk-in closet and spa-like 5-piece ensuite with heated floors providing a private oasis for relaxation & rejuvenation. Two additional spacious bedrooms share a beautifully appointed 4-piece bathroom, ensuring comfort and privacy for family and guests alike. 10'™ ceilings are in the bonus room that is coupled with a practical laundry area, adding a layer of versatility and convenience to this exquisite upper floor. Take in the amazing views of the majestic Rocky Mountains from this room. The lower level of this home is a haven for entertainment and relaxation. It houses an additional bedroom, perfect for guests, alongside a family room and games area, all under 9' ceilings that enhance the sense of spaciousness. A 4-piece bathroom, also with heated flooring, and ample storage solutions round off the functionality of this level. The triple car heated garage, with practical shelving, addresses all your storage needs, while the extra parking pad provides additional convenience for RV's, family and visitors.

Built in 2018

Essential Information

MLS® #

A2108880

Price	\$1,050,000
Sold Price	\$1,010,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,464
Acres	0.14
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	112 Paintbrush Park
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0C8

Amenities

Amenities	None
Parking Spaces	6
Parking	Additional Parking, Alley Access, Garage Door Opener, Heated Garage, Insulated, Oversized, See Remarks, Triple Garage Detached, Workshop in Garage
Waterfront	Beach Access

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Decorative, Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Close to Clubhouse, Front Yard, Lawn, Landscaped, Level, Street Lighting, Private, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2024
Date Sold	March 7th, 2024
Days on Market	15
Zoning	TBV
HOA Fees	147.00
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Broker
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