

\$1,599,000 - 103 Brome Bend, Rural Rocky View County

MLS® #A2119289

\$1,599,000

4 Bedroom, 4.00 Bathroom, 2,973 sqft

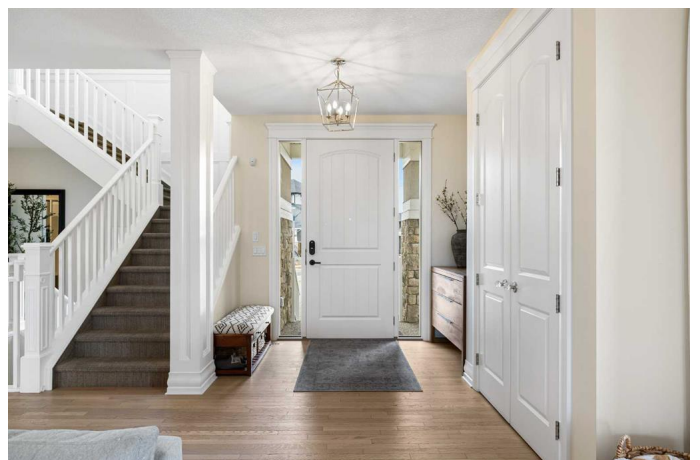
Residential on 0.33 Acres

Harmony, Rural Rocky View County, Alberta

Nestled in the picturesque community of Harmony, perfectly placed between the vibrant cityscape of Calgary and the serene beauty of the Rocky Mountains, this magnificent 2-story masterpiece with over 4,000 square feet of living space awaits.

Located in the heart of Harmony, enjoy a lifestyle of unparalleled convenience and natural splendour. With walking paths, a pump track, skate park, and playgrounds, there's no shortage of outdoor family activities to delight in. Step outside your doorstep and discover the endless recreational opportunities that abound. Just steps away from the Mickelson Golf Course and Launch Pad, and a quick drive from Calaway Park and Springbank Golf Club every day presents a new adventure waiting to be explored.

As you step inside this exquisite home, you're greeted by a lavish living space with a double sided fireplace. Just adjacent lies a sizable dining area accompanied by the grandeur of a custom-built kitchen, meticulously designed by a professional executive chef. Every culinary aspiration is met in this space, where elegance meets functionality seamlessly. Whether you're entertaining guests or preparing family meals,



this kitchen is sure to inspire your inner chef.

This home boasts 4 spacious bedrooms and 3.5 bathrooms. The primary suite is an oasis with a gorgeous en-suite soaked in natural light with a generous walk in shower and separate soaker tub. The basement is fully finished with ample space for relaxation and rejuvenation. Convenience is key with an upstairs laundry, making chores a breeze.

Venture outside to discover your own private oasis. Situated on a generous pie lot consisting of 14,000 square feet, the fully landscaped backyard is a beautiful background for summer nights. Imagine soaking in the tranquility of a massive Swim Spa, surrounded by lush greenery and the majestic mountain views. Take in the beautiful country skies and epic nights around the fire pit with family and friends or dine on the top deck.

Additional features include a butler's pantry and boot room, Sonos sound system throughout, Central A/C, Irrigated landscaping and a full home office space in the upper level.

Don't miss the opportunity to make this stunning property yours. Schedule a viewing today and prepare to embark on a journey of luxury living in the coveted community of Harmony.

Built in 2017

Essential Information

MLS® #	A2119289
Price	\$1,599,000
Sold Price	\$1,565,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,973
Acres	0.33
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	103 Brome Bend
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0C7

Amenities

Amenities	Playground
Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings
Appliances	Bar Fridge, Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Double Sided, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Underground Sprinklers, Pie Shaped Lot, Sloped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 16th, 2024
Days on Market	12
Zoning	DC129
HOA Fees	157.00
HOA Fees Freq.	MON

Listing Details

Listing Office	CIR Realty
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