

# \$1,035,000 - 14 Brome Bend, Rural Rocky View County

MLS® #A2238114

**\$1,035,000**

3 Bedroom, 3.00 Bathroom, 2,651 sqft

Residential on 0.26 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to your dream home in the heart of Harmony! Perfectly situated on a quiet street, this beautifully maintained property blends indoor luxury with exceptional outdoor living. Sitting on a massive lot, youâ€™ll love the expansive front and rear covered porches, manicured landscaping, and a spacious backyard â€“ ideal for entertaining, relaxing, or creating your own outdoor oasis. Bonus features include RV parking and a fully finished, insulated, heated triple garage. Step inside and youâ€™ll immediately feel how well this home was designed for comfortable everyday living. The main floor offers a spacious open-concept layout with a large, inviting living room, a dedicated office perfect for working from home, and a convenient powder room. The heart of the home is the massive kitchen, featuring built-in appliances, a huge walk-in pantry, and a bright eating area that overlooks the backyard â€“ ideal for family gatherings or casual entertaining. Upstairs, youâ€™ll find three generously sized bedrooms, including a luxurious primary suite with an impressive ensuite and a spacious walk-in closet. A bright bonus room provides flexible living space, and the upper-level laundry room enhances everyday convenience. The basement is partially developed and full of potential, offering plenty of room to add more bedrooms, a home gym, or an expansive entertainment area. Located in the award-winning community of Harmony â€“ a thoughtfully planned 1,700-acre



village-style development featuring a 40-acre lake with a beach and beach club, the Mickelson National Golf Club, an Adventure Park, LaunchPad virtual driving range, and scenic walking paths. With future plans for a Village Centre with shops and restaurants, additional schools, and lake expansion to 140 acres, Harmony offers the perfect blend of recreation, nature, and modern community living.

Built in 2017

**Essential Information**

MLS® #	A2238114
Price	\$1,035,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,651
Acres	0.26
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	14 Brome Bend
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0C6

**Amenities**

Amenities	Clubhouse, Community Gardens, Dog Park, Park, Playground, Beach Access, Golf Course
Parking Spaces	4

Parking	Alley Access, Heated Garage, Insulated, Triple Garage Detached, Additional Parking
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# of Garages	3
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### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s)
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Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Living Room, Mantle, Tile
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Has Basement	Yes
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Basement	Full, Partially Finished
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### Exterior

Exterior Features	BBQ gas line, Private Yard
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Lot Description	Back Lane, Back Yard, Landscaped, Treed
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Roof	Asphalt Shingle
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Construction	Composite Siding, Stone, Wood Siding
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Foundation	Poured Concrete
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### Additional Information

Date Listed	July 17th, 2025
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Days on Market	1
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Zoning	CD129
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HOA Fees	158
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HOA Fees Freq.	MON
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### Listing Details

Listing Office	CIR Realty
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