



GRASSROOTS
REALTY GROUP

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145 Monarch Bend
Rural Rocky View County, Alberta

MLS # A2232136



\$841,634

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Build your dream home in Harmony! Select sunshine lots backing onto greenspace with southwest-facing backyards—perfect for soaking up natural light. Enjoy all this award-winning community offers: a lake, golf course, walking trails, bike paths, playgrounds, and more. Built by a trusted builder. Our energy-efficient homes are Built Green certified and include triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, our homes are designed for sustainable, future-forward living. Featuring a full home of smart home technology, our homes include a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. You can customize your home from the ground up. The proposed plan includes a gourmet kitchen with a large island and walk-in pantry, electric fireplace, rear deck, 3 bedrooms, 5-piece ensuite, bonus room, main floor flex space, and expansive windows throughout. Photos are a representative.