



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

14 Brome Bend
Rural Rocky View County, Alberta

MLS # A2238114



\$1,035,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,651 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Heated Garage, Insulated, Triple Garage De		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Siding	Zoning:	CD129
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	Sink in Laundry Room		

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, you'll love the expansive front and rear covered porches, manicured landscaping, and a spacious backyard — 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 you'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 — ideal for family gatherings or casual entertaining. Upstairs, you'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 — 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.