



GRASSROOTS
REALTY GROUP

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17 Albright Drive
Rural Rocky View County, Alberta

MLS # A2266031



\$734,500

Division:	Harmony		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,769 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, 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, French Door, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Valmore 3 – where elevated finishes and smart design come together beautifully. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. The executive kitchen showcases built-in stainless steel appliances, gas cooktop, walk-in pantry with a French door, waterfall island, and striking pendant lighting. The great room offers warmth and style with a gas fireplace and seamless flow to the rear deck. Durable LVP flooring spans the main floor, while tile enhances all upper bathrooms. Upstairs, a vaulted ceiling bonus room and tray ceiling in the primary bedroom add architectural interest. The 5-piece ensuite features a tiled shower and modern luxury throughout. Thoughtfully placed windows fill the home with natural light, and MDF shelving upgrades all closets and the pantry for added function. This energy-efficient home is Built Green certified and includes 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, it’s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are a representative.