



GRASSROOTS
REALTY GROUP

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21 Albright Drive
Rural Rocky View County, Alberta

MLS # A2266047



\$703,000

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	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, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Step into the Valmore 3 – a home that blends luxury, function, and timeless style. 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 is a standout with built-in stainless steel appliances, gas cooktop, waterfall island, walk-in pantry with French door, and elegant pendant lighting. The great room invites relaxation with a cozy gas fireplace and easy access to the rear deck. Large windows throughout flood the home with natural light. Upstairs, enjoy a vaulted ceiling bonus room and a stunning primary bedroom with tray ceiling and a spa-like 5-piece ensuite featuring a tiled shower. Tile flooring enhances the upper bathrooms, while durable LVP runs through the main floor. MDF shelving in all closets and the pantry offers elevated storage in every space. Photos are representative. 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 representative.