



GRASSROOTS
REALTY GROUP

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97 Monarch Bend
Rural Rocky View County, Alberta

MLS # A2266072



\$963,250

Division:	Harmony		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,736 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 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:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to The Bennett 2 – a striking 3-storey home that blends modern design with everyday functionality. 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. Enjoy a thoughtfully designed layout featuring an open-to-above great room that creates a bright, airy atmosphere. The executive kitchen offers built-in stainless steel appliances and a walk-in pantry, perfect for entertaining or family living. Relax on the third-floor balcony, ideal for morning coffee or evening unwinding. The spacious primary bedroom boasts a luxurious 5-piece ensuite with a tiled shower and standalone tub. With many windows throughout, this home is filled with natural light across all three levels, offering comfort and style in every corner. 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.