



**45 Albright Drive  
Rural Rocky View County, Alberta**

**MLS # A2272673**



**\$662,250**

|                  |   |                               |
|------------------|---|-------------------------------|
| <b>Division:</b> | Harmony                                 |                               |
| <b>Type:</b>     | Residential/Duplex                      |                               |
| <b>Style:</b>    | Attached-Side by Side, Bungalow         |                               |
| <b>Size:</b>     | 1,163 sq.ft.                            | <b>Age:</b> 2025 (1 yrs old)  |
| <b>Beds:</b>     | 1                                       | <b>Baths:</b> 1 full / 1 half |
| <b>Garage:</b>   | Double Garage Attached, Stall           |                               |
| <b>Lot Size:</b> | 0.07 Acre                               |                               |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space |                               |

|                    |  |                   |              |
|--------------------|--|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | TBD          |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s) |                   |              |
| <b>Inclusions:</b> | N/A  |                   |              |

This home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. A beautifully upgraded home backing onto tranquil greenspace. This stunning property features an executive kitchen with built-in stainless steel appliances, gas cooktop, fridge with water and ice, a waterfall island with waste-bin pullout and a pantry with MDF shelving. Enjoy 10' ceilings in main living areas, LVP flooring, a main floor flex room, and an electric fireplace with mantle. The primary bedroom offers wall detail, MDF shelving in the WIC, and a 5-piece ensuite with tiled walk-in shower, tile flooring, barn door, and a bank of drawers. With additional windows, black hardware, a developed stairwell, 9' basement ceilings, and a rear deck with BBQ gasline rough-in, this home blends luxury and comfort. 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 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.