



GRASSROOTS
REALTY GROUP

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45 Albright Drive
Rural Rocky View County, Alberta

MLS # A2272673



\$662,250

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

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:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	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.