



GRASSROOTS
REALTY GROUP

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41 Albright View
Rural Rocky View County, Alberta

MLS # A2290701



\$589,900

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,608 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Metal Siding , Mixed, Vinyl Siding, Wood Siding	Zoning:	DC 129 (VR-4)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

SOME MOVES AREN'T ABOUT GOING FARTHER AWAY. THEY'RE ABOUT FINDING A PLACE THAT FEELS DIFFERENT, the moment you arrive. THAT'S HARMONY. Calmer streets, the mountains quietly framing the horizon, and a COMMUNITY LAKE that pulls daily life outdoors a little more often. For condo owners, renters, or inner-city buyers ready for more space without losing connection to the city, this brand-new home lands exactly where that shift begins. Inside, the layout is refreshingly smart. A MAIN-FLOOR POCKET OFFICE with its own window creates a workspace that actually works — not a laptop at the corner of the dining table. The kitchen holds its own with QUARTZ COUNTERS, FULL-HEIGHT CABINETRY, A STATEMENT HOOD FAN, and warm tile that softens the modern lines. Living and dining flow naturally, scaled for real life rather than showpieces. Upstairs, the BONUS ROOM sits at the centre of it all — perfect for movie nights, homework, or a second place to unwind. Three bedrooms are thoughtfully spaced apart, the laundry is right where you want it, and the VAULTED PRIMARY RETREAT brings a calm finish to the day with a polished ensuite, chrome details, and a tiled shower built to last. Downstairs, the unfinished basement quietly expands the home's future potential, supported by a 200-AMP ELECTRICAL PANEL, TANKLESS HOT WATER, sump system, and sound-attenuation construction already in place. Outside, a FULL-WIDTH FRONT PORCH welcomes you home, while the CONCRETE PARKING PAD keeps life practical until future garage plans take shape. Ready for IMMEDIATE POSSESSION — perfectly timed to settle in before spring and experience Harmony the way residents love it most: pathways waking up, lake days ahead, and skies that

seem to stretch a little farther west. When you're ready to see what that feels like, ask your agent to arrange a private showing. You'll be glad you did. • PLEASE NOTE: Photos are of a DIFFERENT spec home of the same model – fit & finish may differ. Interior selections & floorplans shown in photos.