



1 Albright Drive
Rural Rocky View County, Alberta

MLS # A2295256



\$708,324

Division:	Harmony		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,138 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind		

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, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Built by Sterling Homes Calgary, 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. Featuring additional windows and an electric fireplace, this home is filled with light and style. The executive kitchen offers built-in stainless steel appliances, gas cooktop, fridge with water and ice, Silgranit sink, waterfall island with pendant lighting, under-cabinet lighting, and a walk-through pantry with MDF shelving, all complemented by quartz countertops with undermount sinks. The main floor flex room includes wall detail, while upstairs boasts a vaulted bonus room and a primary bedroom with tray ceiling and a luxurious 5-piece ensuite with tiled shower, soaker tub, tile flooring, and a bank of drawers. A rear deck with BBQ gas line rough-in and paint grade railing with iron spindles complete this home. 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. Home includes blower door testing for energy efficiency, 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.