



**GRASSROOTS**  
REALTY GROUP

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**125 Monarch Bend NW**  
**Rural Rocky View County, Alberta**

**MLS # A2302248**



**\$1,045,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Harmony  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | Bungalow   |               |                  |
| <b>Size:</b>     | 1,355 sq.ft.   | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached   |               |                  |
| <b>Lot Size:</b> | 0.13 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Pie Shaped Lot, Slope |               |                  |

|                    |                                     |                   |              |
|--------------------|-------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air                          | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Vinyl, 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>   | Composite Siding, Stone, Wood Frame | <b>Zoning:</b>    | 0000         |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -            |

**Features:** Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** None

Welcome to this exceptional bungalow offering over 2,500 sq. ft. of fully developed luxury living, ideally positioned on a premium pie-shaped lot backing onto tranquil green space in the prestigious lake and golf community of Harmony in Springbank. Designed for elevated living, this residence features an open-concept layout with soaring vaulted ceilings, expansive windows, and abundant natural light, creating a seamless connection between indoor comfort and the beauty of its natural surroundings. The main floor offers 1,350 sq. ft. of refined living space, complete with two spacious bedrooms and two full bathrooms, thoughtfully designed for comfort and privacy. The chef-inspired kitchen showcases an island, quartz countertops, full-height cabinetry, soft-close finishes, and a subway tile backsplash. The kitchen flows effortlessly into the dining and living areas, anchored by a warm gas fireplace, perfect for both everyday living and elegant entertaining. The primary suite is a private retreat with peaceful greenspace views, a generous walk-in closet, and a spa-inspired ensuite featuring dual quartz vanities and an oversized glass shower. The fully developed walkout lower level expands the living space with two additional bedrooms, a full bathroom, and a spacious recreation area, opening directly to a covered patio and the outdoors, ideal for entertaining or relaxed family living. Outdoor living is elevated with a walkout patio overlooking open green space, offering tranquility and year-round enjoyment. Additional highlights include luxury vinyl plank flooring, vaulted ceilings, zebra blinds, roughed-in central vacuum, and a front-attached double garage. Residents of Harmony enjoy an exceptional lifestyle with access to 140 acres of lake, Mickelson National Golf Club, scenic pathways, parks, and

future Village Centre amenities, all just minutes from Springbank Airport, top-rated schools, and Calgary. A rare opportunity to own a luxury walkout bungalow on one of Harmony's most desirable green space lots, offering a refined blend of privacy, thoughtful design, and elevated resort-style living.