



103 Brome Bend
Rural Rocky View County, Alberta

MLS # A2308855



\$1,700,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,963 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Pie Shape		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	DC129
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Swim Spa, Coffee Maker		

Welcome to this extraordinary Augusta-built estate, perfectly positioned on one of Harmony's most desirable fully developed streets. Backing onto green space and situated on a spectacular 14,000 sq. ft. pie lot, this stunning two-storey residence offers over 4,000 sq. ft. of thoughtfully designed living space and an unparalleled lifestyle both inside and out. From the moment you step through the front door, you are greeted by elegant, light-filled interiors and a breathtaking double-sided fireplace that anchors the main living spaces. Designed for both sophisticated entertaining and everyday living, the grand dining area flows seamlessly into a truly exceptional chef-inspired kitchen. Meticulously customized by a professional executive chef, this culinary masterpiece features a showstopping La Cornue gas range, Sub-Zero refrigerator, built-in Miele coffee station, butler's pantry, hidden drawers, custom spice organizers and countless thoughtful details that elevate both form and function. The covered, screened-in deck just off the kitchen extends your living space outdoors and creates the perfect setting for morning coffee, summer dinners, and evening gatherings. Complete with a gas line for BBQing, it overlooks the expansive, professionally landscaped backyard, a private retreat unlike any other. Offering 4 spacious bedrooms and 3.5 bathrooms, this home was designed with comfort and luxury in mind. The primary suite is a serene sanctuary featuring blackout blinds, a spa-inspired ensuite flooded with natural light, heated floors, a generous walk-in shower, a separate soaker tub and a spacious custom walk-in closet with built-in organization. The office can easily be transformed into a 4th bedroom on the upper level by adding a closet. The fully finished basement provides abundant space for recreation, relaxation and family living, while an impressive list of

upgrades includes dual air conditioning units, water softener, integrated speakers throughout the home, automated landscape lighting, underground sprinklers and countless premium finishes throughout. Step outside and discover a backyard that truly sets this property apart. Enjoy evenings around the firepit, unwind in the swim spa, host unforgettable gatherings under the stars, or create your own winter hockey rink with the convenience of a frost-free tap located by the shed. Every inch of this outdoor oasis has been carefully curated to maximize beauty, functionality and year-round enjoyment. Luxury, craftsmanship and lifestyle come together in this remarkable Harmony residence. The attached garage reflects the home's commitment to quality, boasting a fully finished interior with drywall, durable epoxy flooring and space for vehicles and storage. This is a garage designed to impress as much as the home itself. Opportunities like this are exceptionally rare. Experience the extraordinary and book your private showing today.