



**49 Albright Rise**  
**Rural Rocky View County, Alberta**

**MLS # A2312124**



**\$593,800**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,782 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, 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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC 129 (VR-4)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your new home in the award-winning lake community of Harmony! Built by Broadview Homes, this exceptional 1,782 sq. ft., 3-bedroom house perfectly combines functional family living with upscale design. Stepping inside, the main floor introduces a bright and open-concept layout, anchored by a dedicated front office that provides a quiet, professional space for working from home. The heart of the home is the stylish kitchen, featuring rich cabinetry, a premium Silgranit sink, high-end stainless steel appliances with a gas range, and a sleek quartz island. A custom coffee bar station adds the perfect touch for your morning routine or evening entertaining. Just off the back entrance, a highly functional mudroom with thoughtful built-ins keeps busy families organized and on the go. Upstairs, the primary bedroom serves as a peaceful haven, flooded with natural light and complete with a generous walk-in closet and a beautifully appointed 4-piece ensuite. Two additional spacious bedrooms, a full secondary bath, and a convenient upper-level laundry room round out the top floor. Downstairs, the unfinished basement features a bathroom rough-in, offering a blank canvas ready for your future development plans. The outdoor lifestyle here is unmatched. Enjoy sunny afternoons on your southwest-facing rear deck, ideal for summer BBQs, while the kids play just steps away at the playground and park area across the street. You’ll access to Harmony’s world-class amenities including the lake, beaches, golf course, and pathways, this home offers an extraordinary lifestyle in an unbeatable location.