



GRASSROOTS
REALTY GROUP

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30 Brome Bend
Rural Rocky View County, Alberta

MLS # A2327086



\$1,035,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,618 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, On Street, Triple Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, See Remarks, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	DC129
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Offering over 2,600 sq. ft. above grade plus a 1,200+ sq. ft. unfinished basement, this beautifully designed home blends luxury, functionality, and exceptional outdoor living potential. The bright, open main floor features a large welcoming foyer, a chef-inspired kitchen with a central island, a spacious living room with a large sliding patio door leading to the deck, a generous dining area, a versatile front den/office ideal for working from home or flex space, and a convenient mudroom. The upper level showcases a spacious primary retreat with a spa-inspired five-piece ensuite and walk-in closet. You'll also find two additional bedrooms, a generously sized loft offering outstanding flexibility, a full four-piece bathroom, and a convenient laundry room. Downstairs offers an unspoiled basement ready for your personal touch. Outdoors, enjoy a huge 10,000+ sq. ft. lot, a triple detached garage, a double tandem parking pad, and plenty of space for RV parking. Located in the award-winning community of Harmony, you'll enjoy Harmony Lake, scenic pathways, spectacular mountain views, and the renowned Mickelson National Golf Club, home to LaunchPad. This exceptional home offers the perfect balance of luxury, lifestyle, and recreation, just minutes west of Calgary.