



GRASSROOTS
REALTY GROUP

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125 Monarch Bend
Rural Rocky View County, Alberta

MLS # A2333122



\$988,900

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

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	0000
Foundation:	Poured Concrete	Utilities:	-

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

NEW PRICE! Welcome to your dream walkout bungalow in Harmony! Ideal for downsizers and golfers, this stunning 2,500+ sq. ft. home backs onto green space on a rare, premium pie-shaped lot in Springbank's premier lake and golf community. Soaring vaulted ceilings and walls of windows flood the open-concept layout with natural light and showcase breathtaking views. The chef-inspired kitchen is a showstopper, with a huge central island, quartz counters, full-height soft-close cabinetry, and a subway tile backsplash, opening to the dining area and a living room anchored by a cozy gas fireplace. Everything you need is on the main floor: two bedrooms, two full baths, and a serene primary suite overlooking the green space with a walk-in closet and a spa-inspired ensuite featuring dual quartz vanities and an oversized glass shower. Downstairs, the fully developed walkout adds two more bedrooms, a full bath, and a spacious rec room that spills onto the covered patio, your private oasis for unwinding in total privacy year-round. Live the resort lifestyle with a 140-acre lake, Mickelson National Golf Club, pathways, and parks at your doorstep, minutes to Springbank Airport, top schools, and Calgary. Book your private showing today!