



GRASSROOTS
REALTY GROUP

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61 Monarch Boulevard
Rural Rocky View County, Alberta

MLS # A2338389



\$514,900

Division:	Harmony		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,618 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	DC 129 (VR-4)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

THE WEEKEND PLANS ARE ALREADY BUILT IN. Morning paddle. Afternoon at the Adventure Park. Sunset walk by the water. And somewhere in there, you still get to come home to a place that deserves some attention of its own. This BRAND-NEW semi-detached home in Harmony brings a surprisingly thoughtful floorplan to the table, starting with a MAIN FLOOR POCKET OFFICE tucked just off the living room — close enough to be useful, separate enough to make working from home actually… work. The kitchen has clearly been given its share of attention. 48" cabinetry stretches upward with a finished-to-the-ceiling treatment, while QUARTZ COUNTERTOPS, a polished large-format backsplash, CHIMNEY HOODFAN, BUILT-IN MICROWAVE configuration and extended island give the room a polished, intentional finish. The dining area connects directly to a 10' x 10' REAR DECK, and the living room gets its own full-height FIREPLACE FEATURE WALL. Upstairs, the BONUS ROOM creates a second living zone without stealing space from the three bedrooms. Laundry is exactly where the laundry belongs, and the primary bedroom includes a walk-in closet and ENSUITE WITH A 60" SHOWER. Downstairs, 9' FOUNDATION WALLS, an added egress-sized window and basement sink rough-in give future plans a very useful head start. Out back, there is already a 20' x 20' CONCRETE PARKING PAD. Then there is Harmony: 140 ACRES OF LAKE, an extensive pathway network, Adventure Park and Mickelson National Golf Club, all in a master-planned community approximately eight minutes west of Calgary. It feels connected to the city while making a very convincing argument for spending more time outside it. Ready to see what life west of the city could look like? Book your showing today! • PLEASE NOTE: Photos are of a

DIFFERENT Spec Home of a similar model – fit and finish may differ. Interior selections and floorplans shown in photos. Kitchen appliances are included, and will be installed prior to possession. Washer and dryer included on qualifying homes.