



**GRASSROOTS**  
REALTY GROUP

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**142 Brome Bend**  
**Rural Rocky View County, Alberta**

**MLS # A2343759**



**\$1,295,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Harmony                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                                      |               |                   |
| <b>Size:</b>     | 3,273 sq.ft.                                                            | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 4 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Garage Door Opener, Garage Faces Rear, Heated Garage, Ins |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private    |               |                   |

|                    |                                                                                                                                                                                                                                                                                     |                   |              |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                                                                                                             | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                                                                                                              | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                                                     | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                                                                | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Concrete, Mixed, Stucco, Wood Frame                                                                                                                                                                                                                                                 | <b>Zoning:</b>    | R-1          |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                                                     | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound |                   |              |

**Inclusions:** Gas Garage Heater, Freezer in Basement, All Attached Shelving, All Attached Mirrors, All Attached Light Fixtures, All Attached Shelving in Garage, Salt Water Hot Tub, Window Coverings.

-- OPEN HOUSE SATURDAY OCTOBER 3RD, 12PM-3PM -- WELCOME TO 142 BROME BEND, an exceptional residence in the award-winning community of HARMONY, where refined living meets an incredible four-season lifestyle. Offering OVER 4,000 SQ. FT. OF DEVELOPED LIVING SPACE across beautifully designed levels plus a FULLY FINISHED BASEMENT, this home delivers the space, comfort and thoughtful details today's families are looking for. Step inside to a bright, sophisticated interior where ENGINEERED HARDWOOD, TRIPLE-PANE WINDOWS and generous living spaces create an inviting atmosphere designed for both everyday life and effortless entertaining. With 4 BEDROOMS and 4.5 BATHROOMS, there is room for family, guests and everything in between. The kitchen is complemented by a NEW FRIDGE (2025), while a NEW WASHER AND DRYER add everyday convenience. CENTRAL A/C keeps the home comfortable through the warmer months. Designed with entertaining in mind, the home offers multiple spaces to gather and unwind. A unique CENTRAL DECK set within the home features a GAS LINE, creating an inviting outdoor extension of the living space. Downstairs, the FULLY FINISHED BASEMENT is complete with a BAR, offering the perfect setting for movie nights, entertaining or hosting overnight guests. Sink Rough In already in place to turn the dry bar into a WET BAR. Upstairs, the LOFT captures BEAUTIFUL MOUNTAIN VIEWS, adding another special space to relax and take in the surrounding landscape. Outside, the WEST-FACING BACKYARD is made for long summer evenings, featuring an expansive entertaining area, LOW-MAINTENANCE TURF, a PRIVATE PUTTING GREEN and BUILT-IN SALTWATER HOT TUB. Whether you're hosting friends, practicing your short game or unwinding under

the Alberta sky, this outdoor space was designed to be enjoyed. A HEATED TRIPLE-CAR GARAGE provides exceptional space for vehicles, storage and recreational gear. Beyond the property, HARMONY offers one of Rocky View County's most sought-after lifestyles. Spend summer days enjoying the community's LAKES, BEACHES, pathways, parks and playgrounds, or tee off nearby at MICKELSON NATIONAL GOLF CLUB. With an extensive pathway network and beautiful surroundings, morning walks, bike rides and evenings outdoors become part of everyday life. Families will appreciate convenient access to SPRINGBANK SCHOOLS and nearby amenities, while Calgary and Cochrane remain within easy reach for shopping, dining and services. Offering the rare combination of an elevated home, exceptional indoor-outdoor living, MOUNTAIN VIEWS and a community built around recreation and connection, 142 BROME BEND is an opportunity to experience the very best of HARMONY LIVING.