

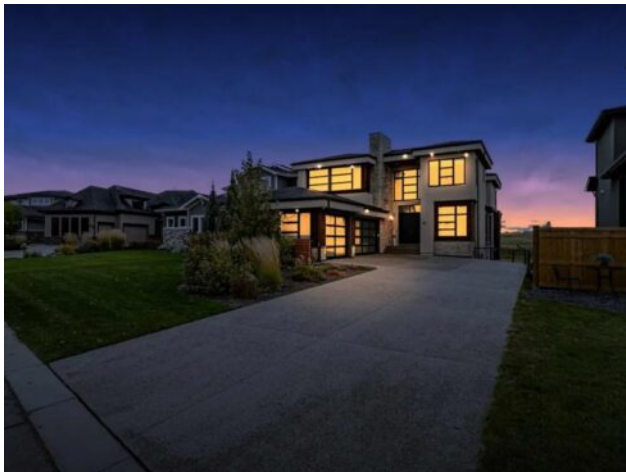


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

55 Brome Bend
Rural Rocky View County, Alberta

MLS # A2348575



\$1,999,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,775 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Other
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	None
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Sports Court in the backyard		

WELCOME TO 55 BROME BEND! An exceptional luxury residence in the award-winning lake community of Harmony, where sophisticated design, impressive scale and an extraordinary lifestyle come together. Offering 3,774.61 SQ. FT. ABOVE GRADE and approximately 5,242 SQ. FT. OF TOTAL DEVELOPED LIVING SPACE, this beautifully appointed home delivers up to 6 BEDROOMS and 5.5 BATHROOMS, with remarkable spaces for entertaining, family living and recreation. Step inside to an elegant, light-filled interior designed with both beauty and functionality in mind. At the heart of the main floor is a spectacular GOURMET KITCHEN featuring TWO LARGE ISLANDS, premium appliances (Miele & Wolf), extensive cabinetry and a BUTLER'S PANTRY - an exceptional setup for everything from everyday meals to large gatherings. The kitchen flows seamlessly into the expansive living and dining spaces, while the beautiful COVERED COURTYARD extends your living outdoors, creating a private and sheltered setting for relaxing or entertaining. Upstairs, the spacious FAMILY/BONUS ROOM features CUSTOM BUILT-IN SHELVING and provides an inviting second gathering space. The luxurious primary retreat offers a peaceful escape with a steam shower, complemented by two generously sized secondary bedrooms and beautifully appointed bathrooms. The FULLY DEVELOPED LOWER LEVEL adds outstanding versatility and includes TWO FULL BATHROOMS. The current gym can readily be converted back to a BEDROOM, giving the home the flexibility of UP TO SIX BEDROOMS and making this level ideal for guests, teenagers, extended family, fitness and recreation. Thoughtful upgrades enhance everyday comfort, including a KINETICO WATER SOFTENER and REVERSE-OSMOSIS SYSTEM, CENTRAL AC, and SONOS SOUND

SYSTEM. The OVERSIZED TRIPLE ATTACHED GARAGE offers excellent room for vehicles, storage and recreational equipment. This home has independently controlled heated floors in the primary ensuite bathroom and basement. Step outside and discover one of this home's most memorable features — an incredible PRIVATE SPORT/BASKETBALL COURT, providing a recreational experience rarely available at home. Add the beautiful ROCKY MOUNTAIN VIEWS, and this becomes a property designed to enjoy inside and out. Located in HARMONY, one of Rocky View County's premier master-planned communities, residents enjoy lakes, extensive pathways, recreational amenities and proximity to the renowned MICKELSON NATIONAL GOLF CLUB. Convenience continues to grow with BINGHAM CROSSING nearby and a NEW COSTCO CURRENTLY UNDER CONSTRUCTION. 55 BROME BEND is more than an impressive luxury home — it is a place to LIVE, ENTERTAIN, PLAY AND GROW. From its remarkable scale and flexible floor plan to its courtyard, mountain views and private sports court, this is a distinctive Harmony residence that truly must be experienced in person.