



**GRASSROOTS**  
REALTY GROUP

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**94 Albright Rise**  
**Rural Rocky View County, Alberta**

**MLS # A2349743**



**\$759,900**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Harmony                                |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | 2 Storey                               |               |                   |
| <b>Size:</b>     | 2,427 sq.ft.                           | <b>Age:</b>   | 2027 (-1 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                 |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Rectangular Lot |               |                   |

|                    |                                                                                                                                                                                                                                 |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                                                                      | <b>Water:</b>     | Public |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                                                                                                                                                             | <b>Sewer:</b>     | Sewer  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                 | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                                                                                                        | <b>Zoning:</b>    | VR-4   |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | None                                                                                                                                                                                                                            |                   |        |

Welcome to 94 Albright Rise in the community of Harmony. This beautifully upgraded Biltmore Arts & Crafts home offers 2,427 sq. ft. of thoughtfully designed above-grade living space, combining elevated finishes, functional family living, and future flexibility. Step inside to a bright, open-concept main floor highlighted by an oversized triple-pane Great Room window and upgraded 8' patio door that bring an abundance of natural light into the heart of the home. The Great Room is anchored by a striking recessed linear fireplace with an upgraded 5' modern maple mantle, while a designer lighting package featuring upgraded chandeliers, island pendants and additional pot lights adds a polished finishing touch. The loaded kitchen is designed to impress, featuring 42" upper cabinets with modern riser and cornice, two-tone cabinetry with upgraded stained maple accents, enhanced drawer and cabinet storage, a Blanco Silgranit undermount sink and an impressive Samsung appliance package. A built-in wall oven, built-in microwave and Level 4 Samsung gas cooktop create a sleek, functional space for everyday cooking and entertaining. Upstairs, the home continues to deliver with generous bedrooms, a family/bonus room and convenient upper-floor laundry. The primary retreat features an elegant tray/coffered ceiling, walk-in closet and spacious 5-piece ensuite. A second bedroom offers its own vaulted ceiling and private 4-piece ensuite, while two additional bedrooms and another full bathroom provide plenty of room for family and guests. Upgraded finishes continue throughout with matte-black Delta Trinsic plumbing fixtures, Level 2 tile flooring in both ensuites, the main bath and laundry, upgraded backsplash and shower/tub tile, and 6mm clear-glass shower doors with matte-black frames in both ensuites. A Level 4 Samsung front-load steam washer and dryer adds another

premium touch. Outside, enjoy a 9' x 10' pressure-treated rear deck with aluminum railing and a gas line ready for a future BBQ. The home also features a separate above-grade side entrance with precast stairs and aluminum railing, 9' basement foundation walls, an upgraded triple-pane basement window, and secondary legal suite rough-in&mdash;providing excellent potential for future basement development, subject to municipal approvals and permitting. With extensive upgrades, sophisticated finishes and a thoughtfully designed floor plan, 94 Albright Rise offers an exceptional opportunity to enjoy modern living in the community of Harmony.