



GRASSROOTS
REALTY GROUP

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82 Albright Rise
Rural Rocky View County, Alberta

MLS # A2349745



\$719,900

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,204 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

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

Welcome to the HAZEL by Genesis Builders Group, located at 82 Albright Rise, an exceptionally upgraded home in the community of Harmony, where thoughtful design, elevated finishes and future flexibility come together beautifully. From the moment you step inside, the quality of the upgrades is evident. Extensive luxury vinyl plank flooring creates a seamless, contemporary feel, while upgraded spindle railings, designer lighting and additional pot lights add sophistication throughout. At the heart of the home, the Great Room is filled with natural light from an oversized triple-pane window and anchored by a striking 50" Dimplex linear electric fireplace finished with dramatic floor-to-ceiling tile. The upgraded kitchen is designed to impress, featuring 42" upper cabinetry, Calacatta Blanco quartz countertops, an upgraded backsplash and a Blanco Silgranit undermount sink. A built-in wall oven and microwave are complemented by a Samsung gas cooktop, creating a polished kitchen that will please the home's chef. An upgraded 8' patio door extends the living space outdoors to the generous 10' × 10' rear deck with aluminum railing and a gas line ready for your BBQ. Upstairs, architectural details continue with tray ceilings in both the bonus room and primary bedroom. The primary ensuite features upgraded matte-black plumbing fixtures and a 6mm glass shower door. The upstairs laundry adds convenience and makes doing chores a breeze. The basement has been thoughtfully prepared for future development with 9' foundation walls, a legal basement suite rough-in (Subject to City approval), and a separate above-grade side entrance that offers excellent flexibility for future plans. Additional upgrades include triple-pane windows, extensive LVP flooring, upgraded railings, designer lighting, black plumbing fixtures and carefully selected finishes throughout. This exceptional Harmony

home offers a refined combination of style, space, and functionality, while the community provides an elevated lifestyle surrounded by exceptional amenities and thoughtfully designed outdoor spaces. This is a home where style, functionality and long-term versatility have all been considered. Photos are of a previously built model. Colours and finishes will vary. Please see mood board in photos for colour selections.