



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

78 Albright Rise
Rural Rocky View County, Alberta

MLS # A2349746



\$729,900

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,250 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 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: Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Inclusions: None

Welcome to 78 Albright Rise, a beautifully upgraded Farmhouse-inspired home in the community of Harmony, where elevated design, thoughtful functionality and stunning architectural details come together. This home features a 2-storey great room with high ceilings and an impressive open-to-below design, and a 50" Dimplex recessed linear fireplace finished with an upgraded modern maple mantel. Designer lighting and upgraded spindle railings further enhance the open, sophisticated feel, while an enclosed main-floor Flex Room with double French doors provides the perfect space for a home office, study or private retreat. The kitchen makes a statement with 42" upper cabinetry, upgraded detailing and additional drawer storage, Luxe Noir quartz countertops and a striking quartz waterfall island. A Blanco Silgranit undermount sink, matte-black Delta Trinsic fixtures, upgraded backsplash, and Samsung slide-in gas range complete this beautifully designed space. Upstairs, the upgraded 3-bedroom layout overlooks the Great Room below. The primary retreat features a tray/coffered ceiling and an upgraded ensuite with enhanced cabinetry, a handy medicine cabinet and a glass shower enclosure with matte-black framing. Upper-floor laundry includes a Samsung front-load washer and dryer. Additional highlights include 9' basement foundation walls offering excellent future development potential, an upgraded 8' garage door with LiftMaster wall-mounted Wi-Fi opener, additional electrical outlets throughout and a gas line for the kitchen range. Outside, a 9'6" x 10' pressure-treated rear deck with aluminum railing and gas line for a future BBQ extends the living space outdoors. With its distinctive Farmhouse elevation, soaring 2-storey Great Room, statement kitchen, 9' basement and extensive upgrades throughout, this exceptional Harmony home offers a

refined combination of style, space and functionality. Photos are of a previously built model. Colours and finishes will vary. Please see mood board in photos for colour selections.