



GRASSROOTS
REALTY GROUP

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148 Monarch Bend
Rural Rocky View County, Alberta

MLS # A2352794

\$599,800

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,901 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	NA		

Discover exceptional style, comfort, and functionality in this beautifully designed two-storey home situated in the sought-after community of Harmony! Thoughtfully designed with modern finishes and impressive upgrades throughout, this home offers the perfect blend of everyday convenience and contemporary living. The bright, open-concept main floor features 9-foot ceilings, durable luxury vinyl plank flooring, and an inviting living room with an upgraded fireplace. The stylish kitchen showcases full-height cabinetry, quartz countertops, subway tile backsplash, a Silgranit undermount sink, and an included 5-piece builder appliance package. A highly desirable main-floor bedroom and full 4-piece bathroom provide added flexibility for guests, extended family, or a home office. Upstairs, you'll find three spacious bedrooms, including a primary retreat with a walk-in closet and private ensuite, along with an additional 4-piece bathroom and convenient upper-floor laundry. Additional features include triple-pane windows, a two-stage high-efficiency furnace, an elegant gel-stained front door, 200 AMP electrical service, and an unfinished basement with bathroom rough-in, ready for your future development ideas. Located in the vibrant community of Harmony, this exceptional home combines quality craftsmanship, thoughtful design, and outstanding value. Book your private showing today!