

\$1,150,000 - 154 Brome Bend, Rural Rocky View County

MLS® #A2115512

\$1,150,000

5 Bedroom, 4 Bathroom, 2,503 sqft

Residential on 0.17 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to your DREAM HOME, nestled within the serene LAKE COMMUNITY of HARMONY in Rocky View County! Prepare to be captivated by this AMAZING residence, boasting over 3400 SQFT of FINISHED living space, all situated on a generous FULLY FENCED 7400 SQFT corner lot with a double detached HEATED garage and ample additional space for RV or BOAT parking! Step into luxury as you enter the open-concept Kitchen, Living, and Dining area, adorned with exquisite details including a striking gas fireplace with stone surround, gleaming hardwood flooring, stainless steel built-in appliances, quartz countertops, and a spacious kitchen island equipped with a 6-BURNER gas stovetop – the perfect setting for hosting unforgettable gatherings! Ascend the elegant central staircase featuring wrought-iron spindles to discover a haven of relaxation on the upper level. Retreat to your private Primary bedroom, complete with a luxurious SPA-LIKE 5pc ensuite with a walk-in closet, in-floor heat, his and her vanities, a separate tiled shower with glass surround, and a standalone soaker tub. Two additional bedrooms, a sizable BONUS room, a separate LAUNDRY with tub, and another 5pc FULL BATH complete this gracious living space. Next, venture downstairs to uncover even more LUXURY, including TWO additional bedrooms with large egress windows, herringbone patterned hardwood flooring throughout, a stunning marble-tiled feature



wall, another FULL 3PC bath, a spacious recreation/games room, and plenty of storage space for all your family needs. Rest easy knowing your home is protected by the Telus Security System, featuring a Ring doorbell, cameras, window break sensors in the basement, and interior motion sensors, ensuring peace of mind for you and your loved ones. Just blocks away you will find the magnificent HARMONY LAKE, offering 140 ACRES of crystal-clear water and sandy BEACHES – the perfect backdrop for summer adventures including swimming, fishing, paddleboarding, or kayaking. Harmony is zoned to SPRINGBANK elementary & middle schools and is in close proximity to the private Edge School. Other nearby attractions include Calaway Park & Springbank Airport, and the future \$45M CALGARY NORDIC SPA - the possibilities for recreation and relaxation are endless! Don't miss your chance to experience the epitome of LUXURY LIVING in this coveted community. Schedule your private tour today and make 154 Brome Bend your FOREVER HOME!

Built in 2018

Essential Information

MLS® #	A2115512
Price	\$1,150,000
Sold Price	\$1,132,500
Date Sold	April 19th, 2024
Bedrooms	5
Full Baths	3
Half Baths	1
Square Footage	2,503
Lot SQFT	7,405
Year Built	2018
Type	Residential
Sub-Type	Detached

Style 2 Storey
Status Sold

Community Information

Address 154 Brome Bend
Subdivision Harmony
City Rural Rocky View County
Province Alberta
Postal Code T3Z 0C8

Amenities

Amenities Picnic Area, Playground, Beach Access, Dog Park, Golf Course, Park
Parking Spaces 2
Parking Additional Parking, Alley Access, Double Garage Detached, On Street, RV Access/Parking, Garage Door Opener, Heated Garage, Insulated

Interior

Goods Included Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Ceiling Fan(s), Recessed Lighting
Appliances Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator, Built-In Gas Range, Built-In Oven
Heating Forced Air, Natural Gas
Cooling Central Air
Has Basement Yes
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Mantle, Stone
Basement Development Finished, Full
Basement Type Finished, Full
Flooring Carpet, Hardwood, Tile

Exterior

Exterior Features Private Yard, BBQ gas line
Lot Description Back Lane, Back Yard, Front Yard, Lawn, Corner Lot, Private
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete
Front Exposure E

Frontage Metres 0.00M 0`0"

Site Influence Back Lane, Back Yard, Front Yard, Lawn, Corner Lot, Private

Additional Information

Zoning R1

HOA Fees 147.00

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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Listing information last updated on September 9th, 2024 at 3:20pm MDT