

# \$1,675,000 - 51 Brome Bend, Rural Rocky View County

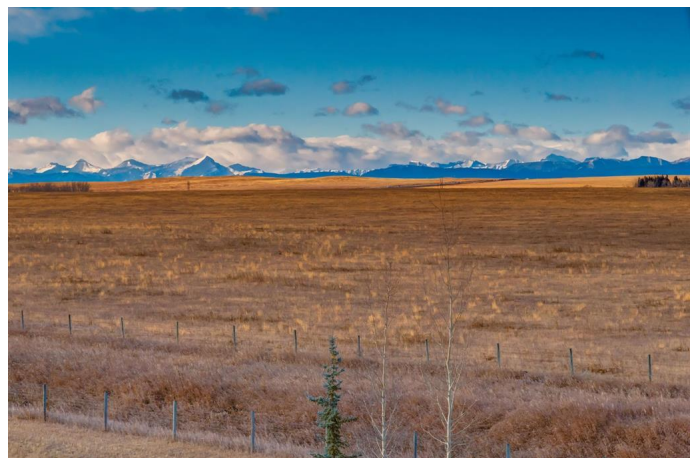
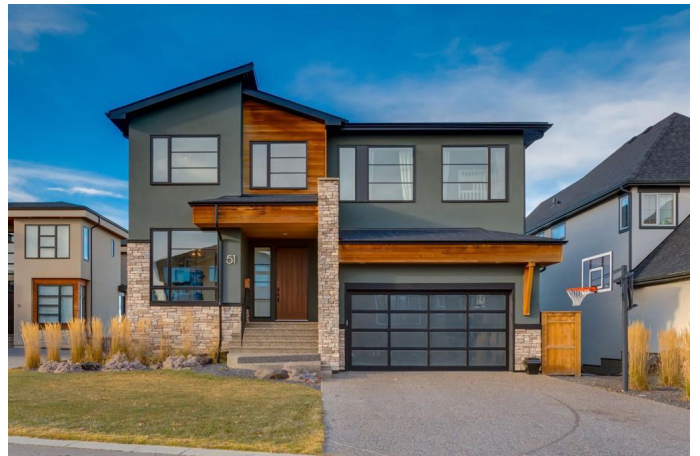
MLS® #A2198114

**\$1,675,000**

5 Bedroom, 4.00 Bathroom, 2,916 sqft  
Residential on 0.23 Acres

Harmony, Rural Rocky View County, Alberta

This stunning, family-friendly home is perfectly situated to enjoy unobstructed mountain views that create a breathtaking backdrop to your everyday life. With a sprawling backyard backing onto open fields, this property provides the space to create the lifestyle you've always wanted. Imagine evenings spent on the luxurious rear deck with two gas lines, complete with over \$40,000 in premium coverings and power retractable screens, ideal for entertaining or enjoying quiet moments under the stars. The lower deck is reinforced and wired, ready for a hot tub to add that extra touch of relaxation. This home has been carefully designed with family living in mind, and the details make all the difference. The oversized garage is a rare find, boasting soaring 14.5-foot ceilings with room for a car lift, making it a car enthusiast's paradise. You'll appreciate the heated garage, water taps, 220V plug for EV charging, and over \$15,000 in custom epoxy flooring and shelving. Inside, you'll find a welcoming main level with lofty 10-foot ceilings, Bluetooth-controlled lighting, Nest thermostats, and a high-end Sonos sound system that sets the mood in every room. The kitchen, dining, and living areas are all designed to take full advantage of the incredible mountain views, offering a peaceful and inspiring setting for your family. There's even a cozy outdoor courtyard with a fireplace where you can unwind after a busy day. The master suite is a spacious retreat, featuring heated floors in the



ensuite, a waterfall shower, soaker tub, and a closet outfitted with custom shelving, racks, and drawersâ€”everything you need to stay organized in style. The childrenâ€™s bedrooms come with built-in closet organizers, and a large bonus room completes the upstairs that could easily be transformed into an additional bedroom if needed. The basement holds two bedrooms, plenty of storage space and is roughed in for a wet bar, making it a fantastic space for entertaining or creating a family game room. This home sits on one of the largest lots in Harmony at over 60' wide, with plenty of room to add a sport court in the west facing backyard, perfect for an active family lifestyle. Practical features like a dual furnace, air conditioning, HRV filters, Miele dishwasher, and an organized mudroom with tons of storage make life here comfortable and easy. With its thoughtful layout and high-end details, this home is truly a gem. Harmony offers so much beyond your doorstep, including the Mickelson National Golf Course, a private beach, adventure zone, coffee shop, walking paths, and highly-rated schools like the renowned Edge School. This is more than a home; itâ€™s a place to build memories and enjoy all that this incredible community has to offer.

Directions: NW of Calaway Park, The Edge School and Springbank Airport

Built in 2018

### **Essential Information**

MLS® #	A2198114
Price	\$1,675,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,916

Acres	0.23
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	51 Brome Bend
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0C7

### **Amenities**

Amenities	Beach Access, Community Gardens, Playground, Dog Park
Parking Spaces	5
Parking	220 Volt Wiring, Driveway, Heated Garage, Triple Garage Attached, Private Electric Vehicle Charging Station(s), Tandem
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound, Smart Home
Appliances	Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Garburator, Humidifier, Range Hood, Washer/Dryer, Water Purifier, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Garden, Covered Courtyard
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Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	13
Zoning	R1
HOA Fees	158
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Real Broker
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