

\$1,035,000 - 14 Brome Bend, Rural Rocky View County

MLS® #A2238114

\$1,035,000

3 Bedroom, 3.00 Bathroom, 2,651 sqft

Residential on 0.26 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to your dream home in the heart of Harmony! Perfectly situated on a quiet street, this beautifully maintained property blends indoor luxury with exceptional outdoor living. Sitting on a massive lot, youâ€™ll love the expansive front and rear covered porches, manicured landscaping, and a spacious backyard â€“ ideal for entertaining, relaxing, or creating your own outdoor oasis. Bonus features include RV parking and a fully finished, insulated, heated triple garage. Step inside and youâ€™ll immediately feel how well this home was designed for comfortable everyday living. The main floor offers a spacious open-concept layout with a large, inviting living room, a dedicated office perfect for working from home, and a convenient powder room. The heart of the home is the massive kitchen, featuring built-in appliances, a huge walk-in pantry, and a bright eating area that overlooks the backyard â€“ ideal for family gatherings or casual entertaining. Upstairs, youâ€™ll find three generously sized bedrooms, including a luxurious primary suite with an impressive ensuite and a spacious walk-in closet. A bright bonus room provides flexible living space, and the upper-level laundry room enhances everyday convenience. The basement is partially developed and full of potential, offering plenty of room to add more bedrooms, a home gym, or an expansive entertainment area. Located in the award-winning community of Harmony â€“ a thoughtfully planned 1,700-acre



village-style development featuring a 40-acre lake with a beach and beach club, the Mickelson National Golf Club, an Adventure Park, LaunchPad virtual driving range, and scenic walking paths. With future plans for a Village Centre with shops and restaurants, additional schools, and lake expansion to 140 acres, Harmony offers the perfect blend of recreation, nature, and modern community living.

Built in 2017

Essential Information

MLS® #	A2238114
Price	\$1,035,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,651
Acres	0.26
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	14 Brome Bend
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0C6

Amenities

Amenities	Park, Playground, Beach Access, Clubhouse, Community Gardens, Dog Park, Golf Course
Parking Spaces	4

Parking	Additional Parking, Alley Access, Heated Garage, Triple Garage Detached, Insulated
---------	--

# of Garages	3
--------------	---

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Stone Counters
-------------------	--

Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
------------	---

Heating	Forced Air, Natural Gas
---------	-------------------------

Cooling	None
---------	------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

Fireplaces	Gas, Living Room, Mantle, Tile
------------	--------------------------------

Has Basement	Yes
--------------	-----

Basement	Full, Partially Finished
----------	--------------------------

Exterior

Exterior Features	BBQ gas line, Private Yard
-------------------	----------------------------

Lot Description	Back Lane, Back Yard, Landscaped, Treed
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Stone, Wood Siding, Composite Siding
--------------	--------------------------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	July 17th, 2025
-------------	-----------------

Days on Market	9
----------------	---

Zoning	CD129
--------	-------

HOA Fees	158
----------	-----

HOA Fees Freq.	MON
----------------	-----

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.