



THE
A-TEAM

**RE/MAX
FIRST**

58 BROME Bend, Rural Rocky View County T3Z 0C7

MLS®#: **A2147694** Area: **Harmony** Listing Date: **07/11/24** List Price: **\$1,195,000**
 Status: **Active** County: **Rocky View County** Change: **-\$30k, 09-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Year Built: **2017** Abv Sqft: **2,112**
 Lot Information Low Sqft:
 Lot Sz Ar: **8,276 sqft** Ttl Sqft: **2,112**
 Lot Shape:

DOM

67
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Corner Lot,Lawn,Garden,Landscaped,Many Trees,Private,Rectangular Lot**
 Park Feat: **RV Access/Parking,RV Gated,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Sewer**
 Ext Feat: **Fire Pit,Garden,Kennel,Lighting**

Construction: **Composite Siding,Other**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,Dry Bar,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`2" x 12`9"	Eat in Kitchen	Main	18`2" x 10`0"
Dining Room	Main	8`11" x 13`1"	Foyer	Main	5`11" x 7`5"
Office	Main	9`4" x 8`0"	2pc Bathroom	Main	5`1" x 5`0"
Bedroom - Primary	Upper	16`0" x 19`5"	Walk-In Closet	Upper	12`2" x 8`11"
Bedroom	Upper	10`1" x 10`1"	Bedroom	Upper	10`9" x 10`1"
Laundry	Upper	8`7" x 6`2"	Loft	Upper	7`6" x 11`2"

4pc Bathroom
Game Room
4pc Bathroom

Upper
Lower
Lower

4`11" x 8`7"
25`6" x 17`2"
8`8" x 5`0"

5pc Ensuite bath
Bedroom
Furnace/Utility Room

Upper
Lower
Lower

12`1" x 9`6"
16`4" x 11`5"
8`10" x 17`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1612676

Zoning:
CD129

Remarks

Pub Rmks:

2 Homes in 1! Boasting over 3,775 of total developed sqft with NEW A/C in the master planned LAKE community of HARMONY! Situated on a .19 ACRE fully landscaped + TREED corner lot with beautiful home + CARRIAGE house. Charming meld of modern and traditional layout in the 2-Storey home highlighted by an abundance of natural light. Welcoming foyer and main level with high end LVP + 9ft knockdown ceilings, leads to timeless white shaker kitchen with quartz countertops, stainless steel appliances + hoodfan, with separate wall oven & gas range. Central island + extended butler & walk-in pantry. Dining/nook area opens to living room with linear fireplace + rustic wood mantle. Back entrance/mudroom with rustic built-in locker detail, den/study + 2 pc powder room. Impressive primary retreat with 5 pc ensuite with soaker tub, floor to ceiling laced subway shower, dual vanities + walk-in closet. Flex/bonus area + 2 additional good sized bedrooms, 4 pc bath & laundry room. Fully finished lower level with 9ft knockdown ceilings, spacious family/theatre room, rec room + GYM plus HUGE 4th BEDROOM + 4 pc bathroom. Nice sized composite deck with BBQ gas line, landscaped backyard with trees + built-in back firepit area with benches & space for the kids, new insulated shed or area for trailer & room for a GARDEN! Heated TRIPLE garage + CARRIAGE LEGAL SUITE above! Perfect space for family, a nanny, adult child, or mortgage helper! Market rent would be above \$1,800+ per/month. Interior staircase leads up to an open concept design featuring 9 foot knockdown ceilings + LVP floors and lots of light. Custom white shaker kitchen with quartz countertops, stainless steel appliances including a gas range. Living room + tech area opens to sliding doors to West facing deck with Mountain Views and BBQ gas line. Bedroom + 4 pc bath & laundry. Explore the active lifestyle and all the amenities that Harmony offers, including the beach club, 40-acre lake, skate/adventure park, Mickelson National Golf Course, Launchpad, shopping & more. Only 25 minutes to Downtown & 45 minutes to Canmore! A true GEM of a property!

Inclusions:
Property Listed By:

n/a
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123