

65 PAINTBRUSH Park, Rural Rocky View County T3Z 0E1

MLS® #: **A2150739** Area: **Harmony** Listing Date: **07/19/24** List Price: **\$1,350,000**
 Status: **Active** County: **Rocky View County** Change: **-\$49k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Abv Sqft: **3,088**
 Low Sqft:
 Ttl Sqft: **3,088**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **6,969 sqft**
 Lot Shape:

Access:
 Lot Feat: **Back Lane,Cul-De-Sac,Landscaped,Private**
 Park Feat: **Alley Access,Heated Garage,Oversized,Triple Garage Attached**

DOM

59
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer: **Sewer**
 Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction: **Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Convection Oven,Dishwasher,Double Oven,Garage Control(s),Microwave,Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Bookcases,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`6" x 11`0"	Dining Room	Main	14`6" x 13`0"
Living Room	Main	18`6" x 14`0"	Mud Room	Main	11`0" x 9`0"
Office	Upper	11`0" x 9`6"	Bonus Room	Upper	21`0" x 14`0"
Laundry	Upper	10`0" x 6`6"	Furnace/Utility Room	Lower	14`6" x 7`6"

Game Room	Lower	22`0" x 13`0"	Wine Cellar	Lower	9`6" x 8`6"
Bedroom - Primary	Upper	18`6" x 14`0"	Bedroom	Upper	11`0" x 11`0"
Bedroom	Upper	10`0" x 9`6"	Bedroom	Lower	12`0" x 10`0"
2pc Bathroom	Main	6`0" x 4`6"	4pc Bathroom	Lower	10`0" x 5`6"
5pc Bathroom	Upper	8`6" x 8`0"	5pc Ensuite bath	Upper	16`6" x 11`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CD129**
 Legal Desc: **1611385**

Remarks

Pub Rmks: **Experience luxury living in Harmony, Springbank's premier master-planned lake community at the base of the Rockies. This former Sterling Homes Estate Showhome boasts a modern design with stunning features. The Grand Foyer showcases a Custom Staircase with Open Risers, Maple Treads, and Glass Railing. Enjoy Floor-to-Ceiling Windows, 10' Ceilings on the main floor, 9' Ceilings on the upper and lower levels, High-End Light Fixtures, Designer Cabinetry, and a Chef-Inspired Kitchen with SS JennAir appliances, a Granite Waterfall Island, and a Walk-In Pantry with Built-In Cabinetry and a second sink. The open floorplan includes a Side Deck off the Kitchen and a Private Rear Deck access from the Living Room, both with natural gas BBQ hookups. The Upper Level features a Large Bonus Room with east-facing views, a loft/office space with built in cabinets. The Sophisticated Master Bedroom is your Private Sanctuary, offering a Serene Escape within your home. Indulge in the Luxury of a Private Balcony, a Wet/Coffee Bar, and a Tray Ceiling with Hardwood Inlay. Relax by the two-way Gas Fireplace or Rejuvenate in the Lavish 5-piece Spa Ensuite, featuring Heated Floors, a Soaker Tub and Stand-Up Shower. Two additional bedrooms, a 5-piece bathroom, and a spacious Laundry Room complete the upper level. The Fully Finished lower level includes a Family Room with a Custom Wet Bar with Second Dishwasher and Wine Room, a Fourth Bedroom, and a 4-piece bath. The outdoor space offers a Low-Maintenance, Landscaped side yard, and the Oversized Attached Triple Car Garage is Heated with rear laneway access. Additional features include Dual AC, Dual Furnaces, and an extended Alberta New Homes Owners warranty. Located on a quiet cul-de-sac across from a park and just minutes from the lake, Mickelson National Golf Course, and the prestigious Edge private school, this home is a rare find. Live in Harmony, just 5 minutes west of Calgary's city limits, 20 minutes to downtown, and 1 hour to Banff. If your family is seeking an elevated living experience, this is the home you've been waiting for, and it won't be available for long. Call your favorite realtor today to schedule a private showing.**

Inclusions: **All Wall Artwork, All Light Fixtures, TV/Sound System Lower Level, Dishwasher Lower Level, Wine Room Mirror, All Closet Organizers**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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













