



THE
A-TEAM

**RE/MAX
FIRST**

173 BROME Bend, Rural Rocky View County T3Z 0C8

MLS®#: **A2170836** Area: **Harmony** Listing Date: **10/10/24** List Price: **\$1,125,000**
 Status: **Active** County: **Rocky View County** Change: **-\$50k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2017**
 Lot Information
 Lot Sz Ar: **8,712 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard**
 Park Feat: **Double Garage Attached,Heated Garage,Parking Pad**

Finished Floor Area
 Abv Sqft: **2,666**
 Low Sqft:
 Ttl Sqft: **2,666**

DOM

72
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Private Sewer**
 Ext Feat: **Lighting**
 Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source: **Co-operative**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Soaking Tub,Walk-In Closet(s)**

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|-------|---------------|--------------|-------|----------------|
| 2pc Bathroom | Main | 6`4" x 4`11" | Dining Room | Main | 18`10" x 13`9" |
| Kitchen | Main | 17`7" x 12`0" | Living Room | Main | 17`11" x 13`3" |
| Office | Main | 11`1" x 8`5" | 5pc Bathroom | Upper | 10`8" x 4`11" |
| 5pc Ensuite bath | Upper | 14`5" x 13`4" | Bedroom | Upper | 14`5" x 9`11" |
| Bedroom | Upper | 10`9" x 9`11" | Family Room | Upper | 14`1" x 14`10" |

Laundry
3pc Bathroom
Bedroom
Furnace/Utility Room

Upper
Basement
Basement
Basement

10`8" x 6`1"
5`0" x 10`7"
9`6" x 13`0"
10`8" x 14`5"

Bedroom - Primary
Bedroom
Game Room

Upper
Basement
Basement

14`1" x 15`11"
11`1" x 14`3"
27`5" x 28`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1612676

Zoning:
CD129

Remarks

Pub Rmks:

Welcome Home, to this stunning 5-bedroom former Sterling Show home is designed with family living and entertainment in mind. Nestled across from Paintbrush Park in the award-winning Harmony community, this home offers an exceptional lifestyle paired with modern luxury. Step inside and you'll be greeted by an open-concept main floor, perfect for hosting gatherings or spending cozy nights in. The gourmet chef's kitchen, complete with ceiling-high custom cabinetry, upgraded stainless steel appliances, and a spacious dining area, is made for those who love to cook and entertain. The living room's large windows let in plenty of natural light, and the custom stone fireplace provides the ideal space for relaxation. Upstairs, retreat to the primary suite, featuring an oversized bedroom, a stunning ensuite with heated floors, a freestanding soaker tub, dual vanities, and a walk-in closet that dreams are made of. Two additional bedrooms, a bonus room, and a well-appointed bathroom make this floor perfect for family living. The fully finished basement is where the fun begins—ideal for movie nights, games, and workouts, plus two more generous bedrooms and a bathroom for guests or growing families. Outside, the sizable deck and landscaped yard offer even more space to enjoy those summer nights. Living in Harmony means access to top-tier amenities: the Mickelson National Golf Course, lake and beach access, parks, trails, and so much more. This vibrant, family-friendly community is truly one-of-a-kind! Don't miss out on this opportunity to live in one of Harmony's finest homes.

Inclusions:
Property Listed By:

**Microwave Built-In
Century 21 Bamber Realty LTD.**

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











