



THE
A-TEAM

**RE/MAX
FIRST**

61 PAINTBRUSH Park, Rural Rocky View County T3Z 0E1

MLS® #: **A2173789**

Area: **Harmony**

Listing Date: **10/17/24**

List Price: **\$1,149,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$50k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **1,608**
Low Sqft:
Ttl Sqft: **1,608**

DOM

65
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,534 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Level,Private,Rectangular Lot,See Remarks**

Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer: **Sewer**
Ext Feat: **Private Yard**

Construction: **Stone,Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Beamed Ceilings,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,See Remarks,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	
Bedroom	Main	11`10" x 11`11"
Kitchen	Main	18`3" x 10`4"
Living Room	Main	20`9" x 16`5"
4pc Bathroom	Basement	
Bedroom	Basement	13`0" x 9`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Main	
Dining Room	Main	20`7" x 11`7"
Laundry	Main	5`10" x 5`6"
Bedroom - Primary	Main	13`11" x 13`5"
Bedroom	Basement	13`1" x 10`7"
Game Room	Basement	31`9" x 18`5"

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

Zoning: **CD129**

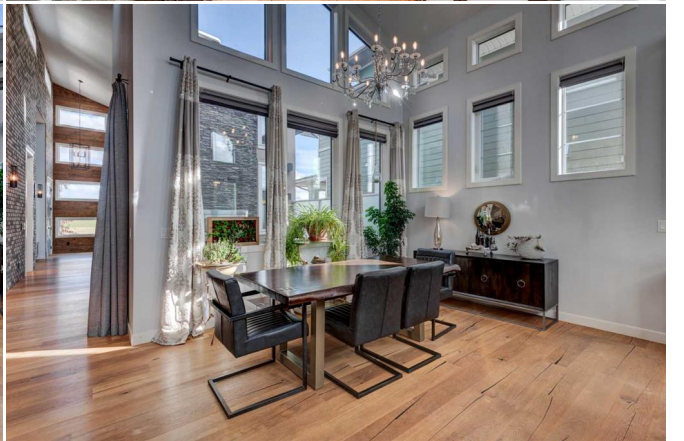
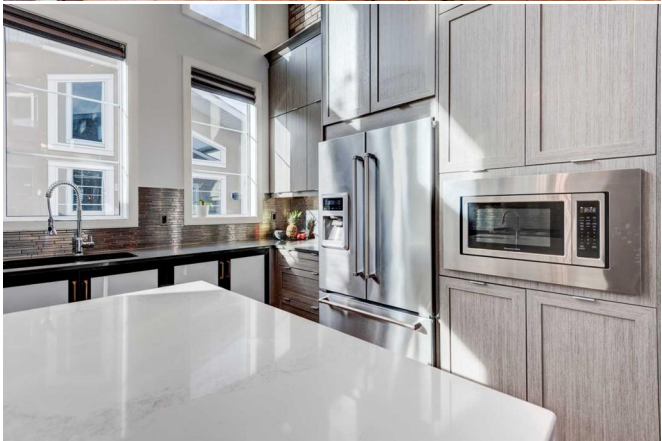
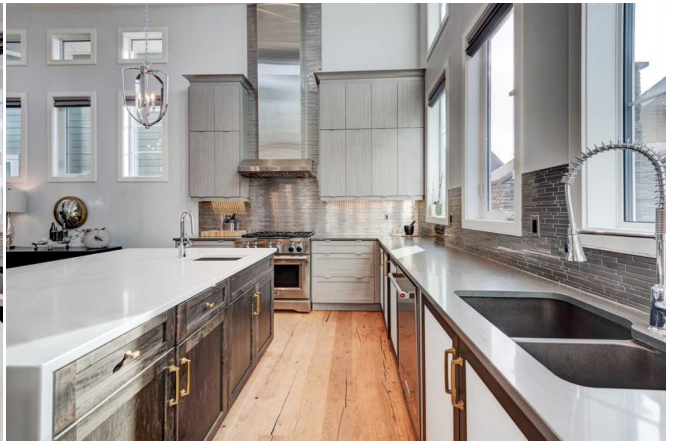
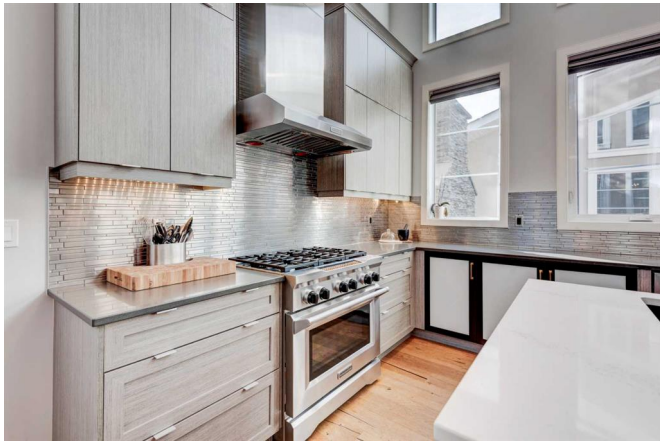
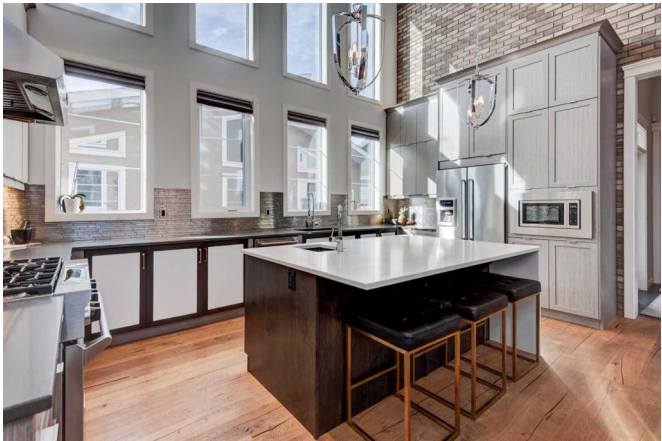
Remarks

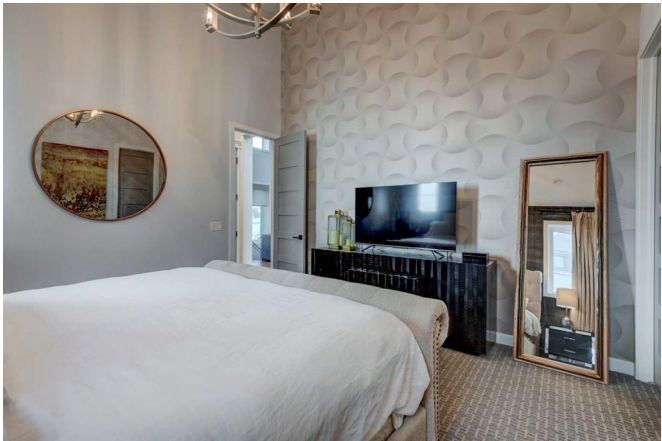
Pub Rmks: **Open house Sunday, December 1st from 1:00-3:00 p.m. This stunning 4-bedroom former Broadview showhome offers elevated design, premium upgrades, and remarkable privacy. Located in the amenity-rich community of Harmony, this elegant bungalow provides lake access, a dog park, skate park, climbing wall, three parks, a basketball court, and a pump track. With paved walking trails winding through the entire community and proximity to the renowned Mickelson National Golf Course and Launchpad entertainment venue, Harmony delivers an unparalleled lifestyle. Nestled on a quiet street fronting a peaceful green space, the home perfectly blends sophistication and comfort with seamless single-level living and exceptional indoor-outdoor flow. Vaulted ceilings on the main floor create a sense of grandeur, while large, thoughtfully placed windows fill the space with natural light. At the heart of the home lies an executive kitchen featuring a quartz waterfall island, stainless steel backsplash, chef-grade appliances, a gas range, full-height hood fan, dual sinks, and a bar area with a wine fridge—perfect for hosting or indulging in culinary pursuits. The kitchen and dining area open onto a private outdoor courtyard with a gas fireplace, offering a cozy and stylish setting that separates these spaces from the formal living room down the hall. This distinct living area provides a peaceful retreat ideal for relaxation or intimate gatherings. The primary suite serves as a sanctuary, featuring a spacious bedroom and a spa-like ensuite with dual sinks, a walk-in shower, and a deep soaker tub. A versatile front-facing den can function as a home office or be converted into a second main-floor bedroom to suit your needs. The fully developed basement expands the home's functionality, offering two additional bedrooms, a full bathroom, a wine room, and a large media and games area with a bar and second kitchen—perfect for entertaining family and friends. Step outside into the beautifully landscaped, low-maintenance, west-facing backyard, where privacy is paramount. Relax in the brand-new hot tub or enjoy the warmth of a second gas fireplace, creating the perfect outdoor sanctuary for quiet evenings. Additional features include main-floor laundry, a three-car detached garage, white oak hardwood floors, a striking brick feature wall, and sunshine windows that flood every corner with light. This exceptional home combines luxury and comfort with all the benefits of living in Harmony—offering active amenities, community charm, and peaceful surroundings. Whether enjoying the private courtyard, the tranquil backyard, or the endless recreational opportunities within the neighborhood, this bungalow promises a lifestyle of refined living and year-round enjoyment.**

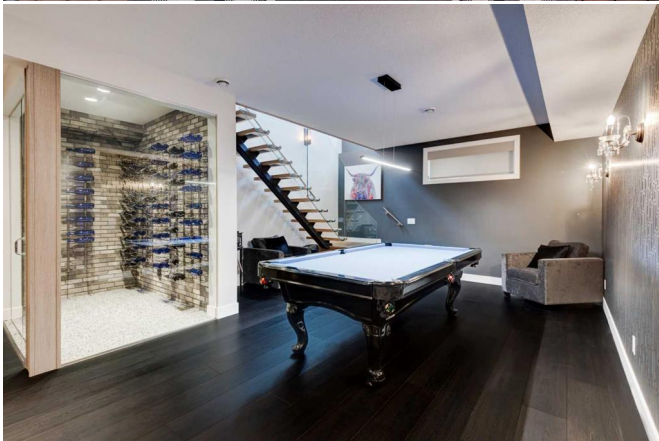
Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

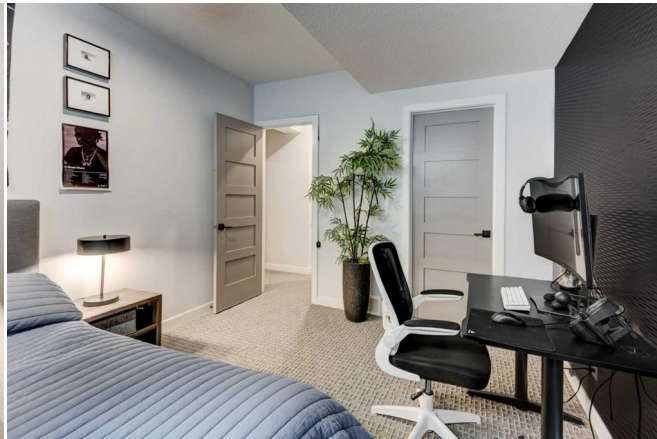
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

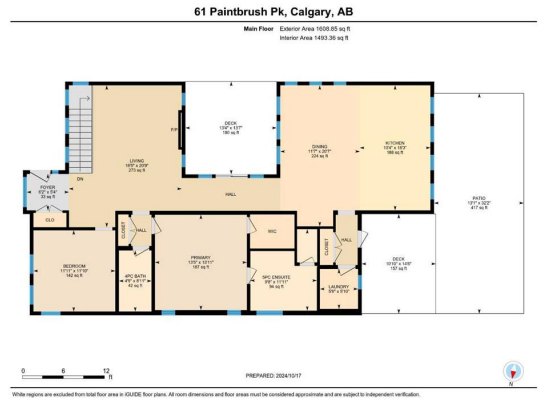












61 Paintbrush Pk, Calgary, AB

Basement (Below Grade) Exterior Area 1489.15 sq ft
 Interior Area 1377.07 sq ft



61 Paintbrush Pk, Calgary, AB

Detached Garage Exterior Area 665.05 sq ft
 Interior Area 628.05 sq ft

