



THE
A-TEAM

**RE/MAX
FIRST**

51 BROME Bend, Rural Rocky View County T3Z 0C7

MLS®#: **A2178527** Area: **Harmony** Listing Date: **11/13/24** List Price: **\$1,625,000**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County** Finished Floor Area
Year Built: **2018** Abv Sqft: **2,916**
Low Sqft:
Lot Information Ttl Sqft: **2,916**
Lot Sz Ar: **10,018 sqft**
Lot Shape:

DOM

1
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Garden,Landscaped,Underground Sprinklers**
Park Feat: **Front Drive,Heated Garage,In Garage Electric Vehicle Charging Station(s),Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer: **Public Sewer**
Ext Feat: **Awning(s),Balcony,Covered Courtyard,Garden**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Garburator,Humidifier,Range Hood,Washer,Water Purifier,Water Softener,Window Coverings**

Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Smart Home,Storage,Sump Pump(s),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>
Kitchen	Main	14`8" x 10`10"	Living Room	Main	15`9" x 15`5"
Dining Room	Main	12`0" x 10`0"	Office	Main	10`9" x 9`11"
Mud Room	Main	8`11" x 6`9"	Bonus Room	Second	18`5" x 14`7"
Bedroom - Primary	Second	17`4" x 14`4"	Walk-In Closet	Second	16`7" x 6`11"
5pc Ensuite bath	Second	16`0" x 10`5"	Bedroom	Second	16`1" x 10`4"

Bedroom	Second	12`5" x 11`3"	Laundry	Second	8`9" x 6`0"
4pc Bathroom	Second	12`3" x 5`10"	Family Room	Basement	15`8" x 15`0"
Game Room	Basement	14`8" x 13`2"	Bedroom	Basement	16`3" x 9`3"
Bedroom	Basement	14`0" x 9`6"	4pc Bathroom	Basement	9`1" x 4`10"
Storage	Basement	8`2" x 5`10"	2pc Bathroom	Main	5`6" x 4`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **1612676**

Remarks

Pub Rmks: **This stunning, family-friendly home is perfectly situated to enjoy unobstructed mountain views that create a breathtaking backdrop to your everyday life. With a sprawling backyard backing onto open fields, this property provides the space to create the lifestyle you've always wanted. Imagine evenings spent on the luxurious rear deck with two gas lines, complete with over \$40,000 in premium coverings and power retractable screens, ideal for entertaining or enjoying quiet moments under the stars. The lower deck is reinforced and wired, ready for a hot tub to add that extra touch of relaxation. This home has been carefully designed with family living in mind, and the details make all the difference. The oversized garage is a rare find, boasting soaring 14.5-foot ceilings with room for a car lift, making it a car enthusiast's paradise. You'll appreciate the heated garage, water taps, 220V plug for EV charging, and over \$15,000 in custom epoxy flooring and shelving. Inside, you'll find a welcoming main level with lofty 10-foot ceilings, Bluetooth-controlled lighting, Nest thermostats, and a high-end Sonos sound system that sets the mood in every room. The kitchen, dining, and living areas are all designed to take full advantage of the incredible mountain views, offering a peaceful and inspiring setting for your family. There's even a cozy outdoor courtyard with a fireplace where you can unwind after a busy day. The master suite is a spacious retreat, featuring heated floors in the ensuite, a waterfall shower, soaker tub, and a closet outfitted with custom shelving, racks, and drawers—everything you need to stay organized in style. The children's bedrooms come with built-in closet organizers, and a large bonus room completes the upstairs that could easily be transformed into an additional bedroom if needed. The basement holds two bedrooms, plenty of storage space and is roughed in for a wet bar, making it a fantastic space for entertaining or creating a family game room. This home sits on one of the largest lots in Harmony at over 60' wide, with plenty of room to add a sport court in the west facing backyard, perfect for an active family lifestyle. Practical features like a dual furnace, air conditioning, HRV filters, Miele dishwasher, and an organized mudroom with tons of storage make life here comfortable and easy. With its thoughtful layout and high-end details, this home is truly a gem. Harmony offers so much beyond your doorstep, including the Mickelson National Golf Course, a private beach, adventure zone, coffee shop, walking paths, and highly-rated schools like the renowned Edge School. This is more than a home; it's a place to build memories and enjoy all that this incredible community has to offer.**

Inclusions: **NA**
 Property Listed By: **Charles**

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











