

# \$846,547 - 145 Monarch Bend, Rural Rocky View County

MLS® #A2232136

**\$846,547**

3 Bedroom, 3.00 Bathroom, 2,294 sqft

Residential on 0.08 Acres

Harmony, Rural Rocky View County, Alberta

Build your dream home in Harmony! Select sunshine lots backing onto greenspace with southwest-facing backyardsâ€™perfect for soaking up natural light. Enjoy all this award-winning community offers: a lake, golf course, walking trails, bike paths, playgrounds, and more. Built by a trusted builder. Our energy-efficient homes are Built Green certified and include triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, our homes are designed for sustainable, future-forward living. Featuring a full home of smart home technology, our homes include a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€™all seamlessly controlled via an Amazon Alexa touchscreen hub. You can customize your home from the ground up. The proposed plan includes a gourmet kitchen with a large island and walk-in pantry, electric fireplace, rear deck, 3 bedrooms, 5-piece ensuite, bonus room, main floor flex space, and expansive windows throughout. Photos are a representative.



Built in 2025

## Essential Information

MLS® #	A2232136
Price	\$846,547
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,294
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	145 Monarch Bend
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0G3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative
Has Basement	Yes

Basement	Full, Unfinished
<b>Exterior</b>	
Exterior Features	Lighting
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	July 11th, 2025
Days on Market	14
Zoning	TBD
HOA Fees	150
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Bode Platform Inc.
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