

# \$810,134 - 145 Monarch Bend, Rural Rocky View County

MLS® #A2232136

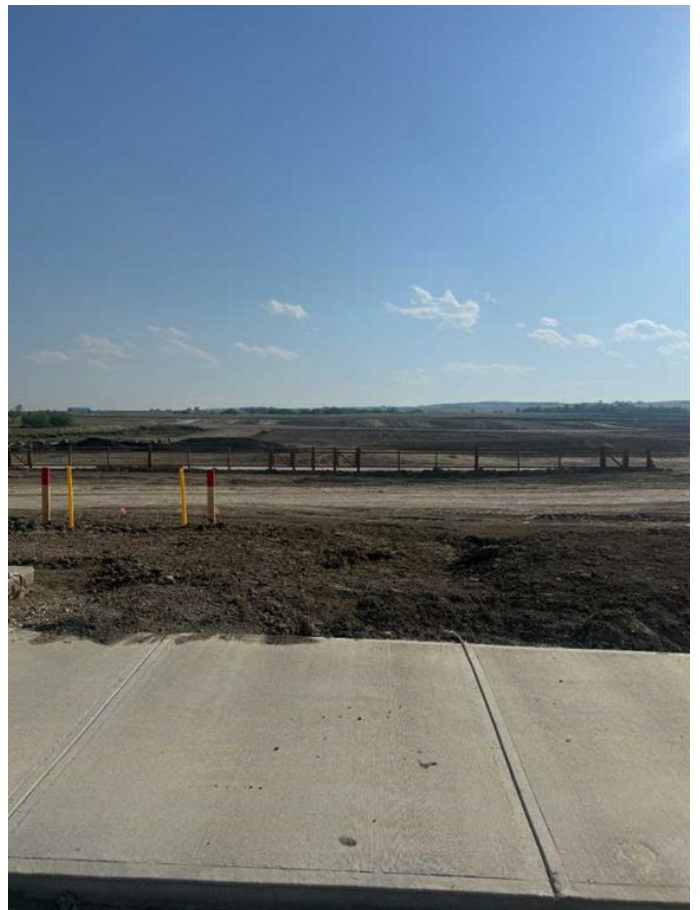
**\$810,134**

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          | \$810,134   |
| 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 | 32              |
| Zoning         | TBD             |
| HOA Fees       | 150             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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