

\$734,500 - 17 Albright Drive, Rural Rocky View County

MLS® #A2266031

\$734,500

3 Bedroom, 3.00 Bathroom, 1,769 sqft

Residential on 0.07 Acres

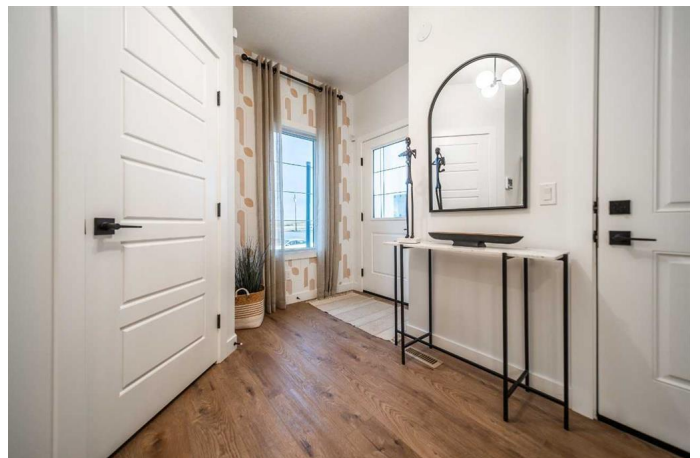
Harmony, Rural Rocky View County, Alberta

Welcome to the Valmore 3 â€ where elevated finishes and smart design come together beautifully.

Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home.

The executive kitchen showcases built-in stainless steel appliances, gas cooktop, walk-in pantry with a French door, waterfall island, and striking pendant lighting. The great room offers warmth and style with a gas fireplace and seamless flow to the rear deck. Durable LVP flooring spans the main floor, while tile enhances all upper bathrooms. Upstairs, a vaulted ceiling bonus room and tray ceiling in the primary bedroom add architectural interest. The 5-piece ensuite features a tiled shower and modern luxury throughout. Thoughtfully placed windows fill the home with natural light, and MDF shelving upgrades all closets and the pantry for added function.

This energy-efficient home is Built Green certified and includes 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, itâ€™s designed for sustainable, future-forward living.

Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€”all seamlessly controlled via an Amazon Alexa touchscreen hub.

Photos are a representative.

Built in 2025

Essential Information

MLS® #	A2266031
Price	\$734,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,769
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	17 Albright Drive
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z0K6

Amenities

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

Interior

Interior Features	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Tray Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	16
Zoning	TBD
HOA Fees	1800
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.