

**40 Albright Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2282256**



**\$624,900**

|                  |                                     |               |                  |
|------------------|-------------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                                |               |                  |
| <b>Type:</b>     | Residential/Duplex                  |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side     |               |                  |
| <b>Size:</b>     | 1,734 sq.ft.                        | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                                   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached              |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                           |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Other |               |                  |

|                    |  |                   |              |
|--------------------|--|-------------------|--------------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Vinyl  | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | TBD          |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s) |                   |              |

**Inclusions:** N/A

Welcome to 40 Albright Drive, presented by Genesis Builder Group, scheduled for completion in Spring 2026. Offering over 1700 sq ft of beautifully designed space with 3 bedrooms, 2.5 bathrooms, a rare-to-find main floor office on a desirable lot backing onto a pathway. Step inside to 9&rsquo; ceilings, luxury vinyl plank flooring that spans the open concept main floor and an inviting colour pallet. The spacious kitchen is equipped with stainless steel appliances and a central island, making it ideal for entertaining guests or enjoying family meals. The living room, with its inviting focal-point fireplace, seamlessly flows into a deck off the living area, providing a perfect spot for outdoor relaxation and gatherings. A convenient powder room completes the main level. Upstairs, a central bonus room offers additional separation and space for relaxation or family activities. The primary bedroom boasts an ensuite bathroom and a spacious walk-in closet, offering a private retreat. Two further bedrooms are generously sized and are complemented by a four-piece bathroom and an upstairs laundry for added convenience. The basement offers 9&rsquo; ceilings and is unspoiled, waiting for your design ideas. Located in the vibrant community of Harmony, residents enjoy a wealth of amenities and outdoor recreational opportunities. The community features scenic walking trails, parks, and access to various recreational facilities, fostering an active and connected lifestyle. With its excellent location, Harmony offers easy access to shopping, dining, and entertainment, making it an ideal place to settle down or invest in your future. Don&rsquo;t miss the opportunity to own a brand new home in this thriving community. \*RMS has been converted from blueprints provided by the builder.