

73 Albright Drive
Rural Rocky View County, Alberta

MLS # A2283114



\$674,700

Division:	Harmony		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,745 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Other		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	VR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 73 Albright Drive, presented by Genesis Builder Group, scheduled for completion in Spring 2026. The "George" is a fully finished duplex with over 2,500 sq ft of beautifully designed space, offering 5 bedrooms, 3.5 bathrooms, and a main-floor flex space and is situated on a desirable lot backing onto a walking path. Stepping inside to 9' ceilings, luxury vinyl plank flooring that spans the open concept main floor. The spacious kitchen is equipped with beautiful cabinetry, sleek stainless-steel appliances, and a central island. The adjacent dining room is ideal for entertaining guests or enjoying family meals. The living room, with its inviting focal-point fireplace, seamlessly flows out to a rear deck and backyard. 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. This home has a builder-finished basement offering the 4th and 5th bedrooms, a full bathroom and a recreational room. 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't miss the opportunity to own a brand new home in this thriving community. *Photos are representative and are from a previous model. RMS has been converted from the builder's

blueprints.