

**48 Monarch Bend**  
**Rural Rocky View County, Alberta**

**MLS # A2292429**



**\$595,800**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Sloped Down		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC 129
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome home to Harmony, the perfect place to start your next chapter! This beautifully designed 1,525 sq ft two-storey offers the ideal blend of style, comfort, and functionality for a growing family. Step inside to a bright and welcoming main floor featuring 9' ceilings, durable luxury vinyl plank flooring, and a cozy living room fireplace—perfect for relaxing evenings at home. The modern kitchen is sure to impress with crisp full height cabinetry, Subway tiled backsplash, GRANITE countertops, and a sleek Whirlpool stainless steel appliance package, creating the perfect space for both everyday living and entertaining. Upstairs, you'll find three spacious bedrooms, including a private primary retreat with walk-in closet and ensuite bath. Two additional bedrooms are perfect for kids, guests, or a home office, along with a 4-piece main bath and convenient upstairs laundry. Enjoy summer evenings on your 10' x 8' deck with a BBQ gas line, ideal for outdoor dining and weekend get-togethers. The home also features 200 AMP service, an unfinished basement with roughed in bath that's ready for your future ideas. If you've been searching for a stylish, move in ready home in the vibrant community of Harmony, this one checks all the boxes. Contact your favorite REALTOR® today for more details or to book your private showing!