

# \$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	61
Zoning	TBD
HOA Fees	150
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.