

\$963,250 - 97 Monarch Bend, Rural Rocky View County

MLS® #A2266072

\$963,250

4 Bedroom, 4.00 Bathroom, 2,736 sqft

Residential on 0.08 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to The Bennett 2 – a striking 3-storey home that blends modern design with everyday functionality.

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.

Enjoy a thoughtfully designed layout featuring an open-to-above great room that creates a bright, airy atmosphere. The executive kitchen offers built-in stainless steel appliances and a walk-in pantry, perfect for entertaining or family living. Relax on the third-floor balcony, ideal for morning coffee or evening unwinding. The spacious primary bedroom boasts a luxurious 5-piece ensuite with a tiled shower and standalone tub. With many windows throughout, this home is filled with natural light across all three levels, offering comfort and style in every corner. 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, it'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 switches”all seamlessly controlled via an Amazon Alexa touchscreen hub.

Photos are representative.

Built in 2025

Essential Information

MLS® #	A2266072
Price	\$963,250
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,736
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

Community Information

Address	97 Monarch Bend
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z0K4

Amenities

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

Interior

Interior Features	Double Vanity, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	12
Zoning	TBD
HOA Fees	1800
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
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