



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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145 Monarch Bend  
Rural Rocky View County, Alberta

MLS # A2232136

**\$810,134**



|           |                              |        |                  |
|-----------|------------------------------|--------|------------------|
| Division: | Harmony                      |        |                  |
| Type:     | Residential/House            |        |                  |
| Style:    | 2 Storey                     |        |                  |
| Size:     | 2,294 sq.ft.                 | Age:   | 2025 (0 yrs old) |
| Beds:     | 3                            | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached       |        |                  |
| Lot Size: | 0.08 Acre                    |        |                  |
| Lot Feat: | Backs on to Park/Green Space |        |                  |

|             |                                                                                                   |            |              |
|-------------|---------------------------------------------------------------------------------------------------|------------|--------------|
| Heating:    | Forced Air                                                                                        | Water:     | Public       |
| Floors:     | Carpet, Vinyl Plank                                                                               | Sewer:     | Public Sewer |
| Roof:       | Asphalt Shingle                                                                                   | Condo Fee: | -            |
| Basement:   | Full, Unfinished                                                                                  | LLD:       | -            |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                   | Zoning:    | TBD          |
| Foundation: | Poured Concrete                                                                                   | Utilities: | -            |
| Features:   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Walk-In Closet(s) |            |              |

Inclusions: N/A

Build your dream home in Harmony! Select sunshine lots backing onto greenspace with southwest-facing backyards—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 switches—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.