

45 Albright Drive  
Rural Rocky View County, Alberta

MLS # A2272673



**\$672,750**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** N/A

This home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features. A beautifully upgraded home backing onto tranquil greenspace. This stunning property features an executive kitchen with built-in stainless steel appliances, gas cooktop, fridge with water and ice, a waterfall island with waste-bin pullout and a pantry with MDF shelving. Enjoy 10' ceilings in main living areas, LVP flooring, a main floor flex room, and an electric fireplace with mantle. The primary bedroom offers wall detail, MDF shelving in the WIC, and a 5-piece ensuite with tiled walk-in shower, tile flooring, barn door, and a bank of drawers. With additional windows, black hardware, a developed stairwell, 9' basement ceilings, and a rear deck with BBQ gasline rough-in, this home blends luxury and comfort. 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 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 a representative.