

**40 Albright Drive
Rural Rocky View County, Alberta**

MLS # A2282256



\$624,900

Division:	NONE	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,734 sq.ft.	Age: 2026 (0 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Double Garage Attached	
Lot Size:	0.07 Acre	
Lot Feat:	Backs on to Park/Green Space, Other	

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 40 Albright Drive, presented by Genesis Builder Group, scheduled for completion in Spring 2026. Offering over 1700 sq ft of beautifully designed space with 3 bedrooms, 2.5 bathrooms, and a rare-to-find main floor office. Step inside to 9' ceilings, luxury vinyl plank flooring that spans the open concept main floor and an inviting colour palette. The spacious kitchen is equipped with stainless steel appliances and a central island, making it ideal for entertaining guests or enjoying family meals. The living room, with its inviting focal-point fireplace, seamlessly flows into a deck off the living area, providing a perfect spot for outdoor relaxation and gatherings. A convenient powder room completes the main level. Upstairs, a central bonus room offers additional separation and space for relaxation or family activities. The primary bedroom boasts an ensuite bathroom and a spacious walk-in closet, offering a private retreat. Two further bedrooms are generously sized and are complemented by a four-piece bathroom and an upstairs laundry for added convenience. Located in the vibrant community of Harmony, residents enjoy a wealth of amenities and outdoor recreational opportunities. The community features scenic walking trails, parks, and access to various recreational facilities, fostering an active and connected lifestyle. With its excellent location, Harmony offers easy access to shopping, dining, and entertainment, making it an ideal place to settle down or invest in your future. Don't miss the opportunity to own a brand new home in this thriving community. *Photos are representative and are from a previous model. RMS has been converted from blueprints provided by the builder.