

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

MLS # A2283823



\$649,900

Division:	Harmony	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,941 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:	VR-4
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 81 Albright Drive, presented by Genesis Builder Group, scheduled for completion in March 2026. Offering over 1900 sq ft of beautifully designed space with 3 bedrooms, 2.5 bathrooms, on a desirable lot backing onto a walking path. Stepping inside to 9" ceilings, luxury vinyl plank flooring that spans the open concept main floor. The spacious kitchen is equipped with stainless steel appliances and a central island with an adjacent dining room, making it ideal for entertaining guests or enjoying family meals. The living room, with its inviting focal-point fireplace, is a space to unwind, and it seamlessly flows into your outdoor space, where a completed deck off the living area provides a perfect spot for outdoor relaxation. A convenient powder room completes the main level. Upstairs, a central bonus room offers separation from the primary suite and additional bedrooms. The primary bedroom boasts an ensuite bathroom with dual sinks, a soaker tub, a separate shower and a spacious walk-in closet, offering a private retreat. Two further bedrooms are generously sized, featuring their own walk-in closets and are complemented by a four-piece bathroom and an upstairs laundry for added convenience. The basement offers 9" ceilings and is unspoiled, waiting for your design ideas. 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. *RMS has been converted from the builder's blueprints, and taxes are to

be assessed.