

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

**MLS # A2283917**

**\$695,050**



<b>Division:</b>	Harmony	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,841 sq.ft.	<b>Age:</b> 2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Attached	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Yard	

<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>	-
<b>Features:</b>	Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

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. Built to 2025 specifications, this home features LVP throughout the main floor, additional windows, a gas fireplace, and built-in mudroom lockers. The executive kitchen offers built-in stainless steel appliances, chimney hoodfan, gas cooktop, waterfall island, under-cabinet lighting, and a walk-through pantry with french door, all complemented by Quartz countertops. Upstairs includes a vaulted bonus room with extra pot lights, paint-grade railing with iron spindles, and a stunning 5-piece ensuite with tiled walk-in shower, soaker tub, and tile flooring; also found in the upper baths and laundry. Enjoy 9' basement ceilings and a 9'6" x 11'6" vinyl deck with glass railing and BBQ gas line rough-in. 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.