

# \$713,500 - 17 Albright Drive, Rural Rocky View County

MLS® #A2266031

**\$713,500**

3 Bedroom, 3.00 Bathroom, 1,769 sqft

Residential on 0.07 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to the Valmore 3 â€ where elevated finishes and smart design come together beautifully.

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.

The executive kitchen showcases built-in stainless steel appliances, gas cooktop, walk-in pantry with a French door, waterfall island, and striking pendant lighting. The great room offers warmth and style with a gas fireplace and seamless flow to the rear deck. Durable LVP flooring spans the main floor, while tile enhances all upper bathrooms. Upstairs, a vaulted ceiling bonus room and tray ceiling in the primary bedroom add architectural interest. The 5-piece ensuite features a tiled shower and modern luxury throughout. Thoughtfully placed windows fill the home with natural light, and MDF shelving upgrades all closets and the pantry for added function.

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, itâ€™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 switchesâ€”all seamlessly controlled via an Amazon Alexa touchscreen hub.

Photos are a representative.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2266031               |
| Price          | \$713,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,769                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 17 Albright Drive       |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z0K6                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Tray Ceiling(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                 |
| Cooling           | None                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                       |
| Fireplaces        | Decorative, Gas, Mantle                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Full                                                                                                                                                                    |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 31                 |
| Zoning         | TBD                |
| HOA Fees       | 1800               |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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