



## 145 Monarch Bend , Rural Rocky View County, Alberta - \$841,634



Main Photo

### Property Description

Build your dream home in Harmony! Select sunshine lots backing onto greenspace with southwest-facing backyards—perfect for soaking up natural light. Enjoy all this award-winning community offers: a lake, golf course, walking trails, bike paths, playgrounds, and more. Built by a trusted builder. Our energy-efficient homes are Built Green certified and include 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, our homes are designed for sustainable, future-forward living.

Featuring a full home of smart home technology, our homes include a programmable thermostat, ring

camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. You can customize your home from the ground up. The proposed plan includes a gourmet kitchen with a large island and walk-in pantry, electric fireplace, rear deck, 3 bedrooms, 5-piece ensuite, bonus room, main floor flex space, and expansive windows throughout. Photos are a representative.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

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*Courtesy Of: Bode Platform Inc.*



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