

33 Paintbrush Park
Rural Rocky View County, Alberta

MLS # A2262166



\$1,425,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,665 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Undergr		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	CD129
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Quartz Counters		

Inclusions: NEW fridge and dishwasher in basement, hot tub negotiable

Welcome to 33 Paintbrush Park – a beautifully appointed residence set on an huge (.28 acre), landscaped corner lot fronting the park and a short stroll to Harmony Lake. Offering more than 3,500 SQFT of fully-developed living space, this home seamlessly combines thoughtful design with elegant finishes. The inviting foyer opens into a spacious, light-filled living area anchored by expansive windows that frame views of the covered deck, backyard, and surrounding greenspace and mountain vistas. At the heart of the home, the chef’s kitchen features full-height cabinetry, generous quartz surfaces, a built-in wall oven and gas cooktop. A coffee and prep area (with bar fridge) is situated beside a discreet walk-in pantry. Everyday functionality is enhanced by an organized mudroom, winter coat room, and a side-entry triple garage. A private office overlooking the park provides the ideal work-from-home setting. Upstairs, a central bonus room offers a perfect retreat for family hangouts with peek-a-boo views to the lake. The elegant primary suite is bright and serene, with a spa-inspired ensuite showcasing designer tile, a curbless steam shower, and abundant vanity storage. A custom dressing room with extensive built-ins elevates everyday living. Two additional bedrooms share a well-appointed 4-piece bathroom with double vanities and a walk-in shower. The fully-finished basement extends the living space with a fourth bedroom, full bath, and a large family room designed for games and movie nights. A built-in bar, complete with full-sized fridge and dishwasher, makes entertaining effortless. Ample storage includes an unfinished space easily convertible to a fifth bedroom if desired. This smartly equipped home includes air conditioning, irrigation controls, smart thermostat, two backyard gas lines, 240V rough-in for future hot tub, and additional conveniences

like dual hot/cold hose bibs. Harmony is an award-winning lake community offering unmatched lifestyle amenities: two recreational lakes, Mickelson National Golf Course, LaunchPad, a pump track, extensive pathways, multiple playgrounds, local shops, and the exciting future Village Centre and Nordic Spa.