

\$1,425,000 - 33 Paintbrush Park, Rural Rocky View County

MLS® #A2262166

\$1,425,000

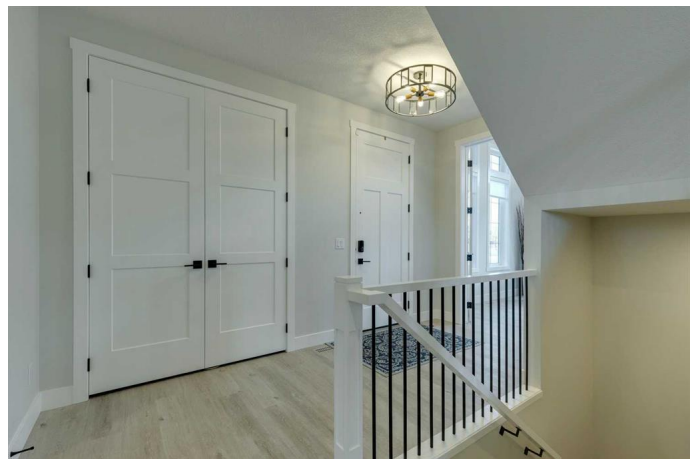
4 Bedroom, 4.00 Bathroom, 2,665 sqft
Residential on 0.28 Acres

Harmony, Rural Rocky View County, Alberta

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.

Built in 2022

Essential Information

MLS® #	A2262166
Price	\$1,425,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,665
Acres	0.28
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	33 Paintbrush Park
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Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0C6

Amenities

Amenities	Playground
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Closet Organizers, Double Vanity, Quartz Counters
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	17
Zoning	CD129
HOA Fees	158
HOA Fees Freq.	MON

Listing Details

Listing Office Charles

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