

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

MLS® #A2262166

\$1,425,000

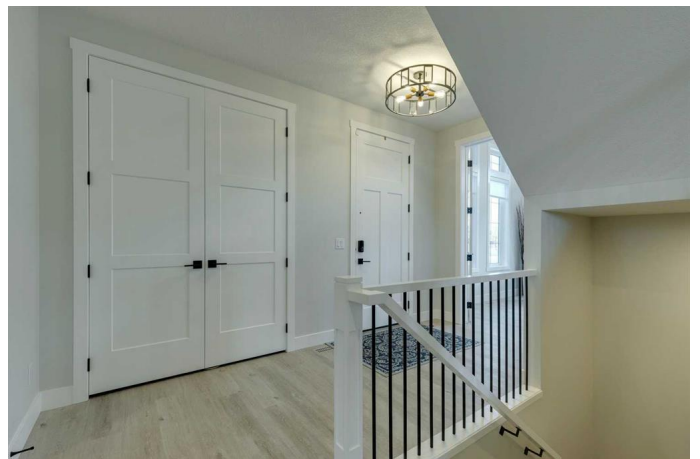
4 Bedroom, 4.00 Bathroom, 2,665 sqft
Residential on 0.28 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to 33 Paintbrush Park â€” 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 chefâ€™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, Landscaped, Underground Sprinklers, Corner Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	4
Zoning	CD129
HOA Fees	158
HOA Fees Freq.	MON

Listing Details

Listing Office

Charles

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