# \$1,400,000 - 105 Chokecherry Ridge, Rural Rocky View County

MLS® #A2233068

## \$1,400,000

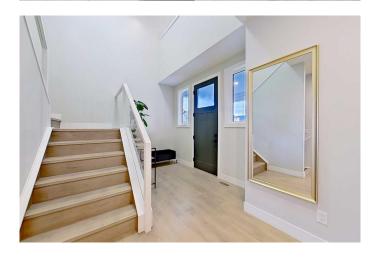
6 Bedroom, 5.00 Bathroom, 2,923 sqft Residential on 0.13 Acres

Harmony, Rural Rocky View County, Alberta

Open House June 26th from 2pm to 4pm -Welcome to this beautifully crafted 2022-built home in the award-winning community of Harmony, offering over 4,000 sqft of thoughtfully designed living space with luxurious finishes throughout. From the moment you walk in, you'II notice the attention to detailâ€"large windows on the main floor flood the home with natural light, highlighting the elegant design of the spacious living room and dining area, perfect for family gatherings and entertaining. The main floor also features a dedicated office, ideal for working from home in peace and comfort. The heart of the home is a showstopper: a stunning kitchen with a sleek stovetop and a private spice kitchen equipped with a gas range, giving you the flexibility to cook and entertain with ease. Upstairs, you'II find a bright and open bonus room, perfect for a second lounge or kids' play area. The primary bedroom is a true retreat with custom-fitted closets and a spa-inspired ensuite featuring double vanities and high-end finishes. The fully developed basement offers two spacious bedrooms and has been roughed-in with all plumbing extensions in place for a future kitchen, making it an excellent option for extended family. The home also includes central air conditioning to keep you comfortable all year round. Situated in Harmony, you'II enjoy access to the lake,







beach, community fire pits, beach volleyball court, skating rink, scenic pathways, parks, and an unmatched lifestyle just minutes from the city and steps from the mountains. This is more than just a homeâ€"it's a lifestyle.

#### Built in 2022

#### **Essential Information**

MLS® # A2233068 Price \$1,400,000

Bedrooms 6

Bathrooms 5.00

Full Baths 4
Half Baths 1

Square Footage 2,923 Acres 0.13 Year Built 2022

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 105 Chokecherry Ridge

Subdivision Harmony

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z 0G3

## **Amenities**

Amenities Beach Access, Playground, Dog Park, Picnic Area

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Pantry,

Quartz Counters, Separate Entrance, Chandelier

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave,

Refrigerator, Washer/Dryer, Gas Oven

Heating Central

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Garden

Roof Asphalt

Construction Cement Fiber Board

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 20th, 2025

Days on Market 69

Zoning DC

HOA Fees 137

HOA Fees Freq. MON

## **Listing Details**

Listing Office eXp Realty

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