



GRASSROOTS
REALTY GROUP

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105 Chokecherry Ridge
Rural Rocky View County, Alberta

MLS # A2289585



\$1,250,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,923 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Garden		

Heating:	Central	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance		

Inclusions: None

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'll notice the attention to detail—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'll 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'll 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 home—it's a lifestyle.