



GRASSROOTS
REALTY GROUP

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105 Chokecherry Ridge
Rural Rocky View County, Alberta

MLS # A2311869



\$1,150,000

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 exceptional custom crafted residence in the prestigious and award winning community of Harmony, where luxury living meets an unmatched lifestyle just moments from the mountains and only minutes to the city. Built in 2022 and offering over 4,000 sqft of meticulously designed living space, this home combines timeless elegance, modern functionality, and high end finishes throughout every level. From the moment you enter, you are greeted by soaring ceilings, expansive windows, and a thoughtfully designed open concept layout flooded with natural light. The main floor was designed with both everyday living and upscale entertaining in mind, featuring a spacious living room, an elegant dining area, and a dedicated office space perfect for working from home or creating a private study area. Every detail has been carefully selected to create a warm yet sophisticated atmosphere. At the centre of the home is a truly stunning chef inspired kitchen that will impress even the most discerning buyer. Complete with sleek finishes, a large central island, premium appliances, and extensive cabinetry, this space was built for both hosting and functionality. Tucked away is a fully equipped private spice kitchen with a gas range, providing the perfect setup for preparing family meals while keeping the main kitchen pristine for entertaining guests. The upper level offers the perfect balance of comfort and practicality with a bright and spacious bonus room ideal for movie nights, a children's play area, or a secondary family lounge. The primary retreat is a luxurious escape featuring custom fitted closet organizers and a spa inspired ensuite with double vanities, elegant finishes, and a calming atmosphere designed for relaxation. The additional bedrooms are generously sized and thoughtfully laid out for growing families. The fully developed basement continues the

home's impressive functionality with two large bedrooms, spacious living areas, and plumbing already roughed in for a future kitchen setup, offering incredible flexibility for extended family living or future possibilities. Central air conditioning ensures year round comfort no matter the season. Step outside and experience everything that makes Harmony one of Alberta's most sought after communities. Residents enjoy access to the community lake, sandy beach areas, scenic walking pathways, parks, playgrounds, skating rink, beach volleyball courts, community fire pits, and an active lifestyle surrounded by nature. With the mountains only a short drive away and Calgary easily accessible, Harmony offers the perfect blend of peaceful resort style living and urban convenience. This is more than just a home. It is a rare opportunity to experience elevated living in one of the region's premier communities.