

# \$1,749,900 - 63 Chokecherry Ridge, Rural Rocky View County

MLS® #A2206554

**\$1,749,900**

4 Bedroom, 4.00 Bathroom, 3,029 sqft  
Residential on 0.19 Acres

Harmony, Rural Rocky View County, Alberta

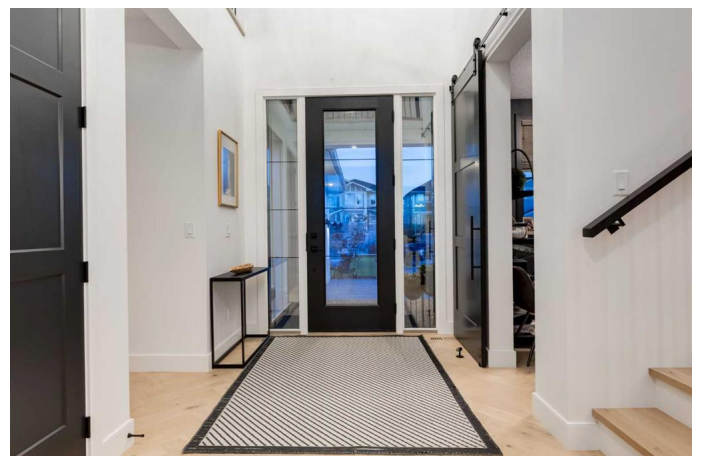
Captivating modern farmhouse Estate Home nestled within Harmony's esteemed lake community. This meticulously designed home by Baywest Homes, seamlessly blends classic black and white elements with inviting natural wood accents and luxurious patterns, creating an atmosphere of timeless elegance.

Upon entering, you're greeted by soaring ceilings and expansive windows that flood the space with natural light, offering picturesque views of the surrounding countryside. The main level showcases exquisite herringbone-patterned engineered hardwood flooring, while the grand great room features vaulted ceilings adorned with custom stained pine beams and a rustic fireplace mantel crafted by Two Birds furniture.

The chef's kitchen is a masterpiece of style and functionality, boasting a spacious quartz countertop island, a farmhouse-style porcelain sink, and top-of-the-line appliances including a KitchenAid dual fuel range and a custom hood vent by Hammersmith.

Throughout the home, custom details abound, from shiplap feature walls to upgraded Tricorn black doors and bathroom cabinets. The fully finished basement provides additional living space, complete with a home gym, bar area, and bedroom, perfect for entertaining or relaxing with family and friends.

Outside, the screened-in deck with fireplace, which vaults with the great room, provides



additional indoor/ outdoor space while enjoying breathtaking mountain views. Additional features include Hunter Douglas window treatments, dual air conditioning units, and a finished garage with electric vehicle hook-up.

Situated within Harmony, residents enjoy access to a wealth of amenities including golf, beaches, parks, playgrounds, and an Adventure Park, ensuring a lifestyle of both luxury and convenience.

Built in 2023

### Essential Information

MLS® #	A2206554
Price	\$1,749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,029
Acres	0.19
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	63 Chokecherry Ridge
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0G2

### Amenities

Amenities	Beach Access, Picnic Area, Playground, Dog Park
Parking Spaces	4

Parking Double Garage Attached, Front Drive, Oversized, In Garage Electric Vehicle Charging Station(s)

# of Garages 2

### **Interior**

Interior Features Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Living Room, Outside

Has Basement Yes

Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features BBQ gas line

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 7

Zoning DC

HOA Fees 140

HOA Fees Freq. MON

### **Listing Details**

Listing Office eXp Realty

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