



THE
A-TEAM

**RE/MAX
FIRST**

67 PRAIRIE SMOKE Rise, Rural Rocky View County T3Z0C5

MLS® #: **A2114445**

Area: **Harmony**

Listing Date: **03/13/24**

List Price: **\$1,325,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$35k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

**Rural Rocky View
County**

Finished Floor Area

Abv Sqft:

1,877

Low Sqft:

Ttl Sqft:

1,877

Year Built:

2017

Lot Information

Lot Sz Ar:

5,895 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space

Triple Garage Attached

DOM

67

Layout

Beds:

3 (1 2)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

3

Garage Sz:

3

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Sewer**
Ext Feat: **Awning(s),Dog Run,Garden**

Construction: **Stone,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source: **See Remarks**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Humidifier,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Beamed Ceilings,Bookcases,Breakfast Bar,Ceiling Fan(s),Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`8" x 15`8"	Dining Room	Main	11`6" x 12`6"
Living Room	Main	16`11" x 14`11"	Bedroom - Primary	Main	20`8" x 12`10"
Office	Main	12`6" x 11`0"	5pc Ensuite bath	Main	14`10" x 14`7"
Bedroom	Lower	17`5" x 13`3"	Bedroom	Lower	12`3" x 11`4"

Media Room	Lower	13`6" x 15`2"	Game Room	Lower	19`0" x 27`9"			
Wine Cellar	Lower	7`7" x 5`1"	2pc Bathroom	Main				
Laundry	Main	8`8" x 6`1"	Other	Lower	11`8" x 14`1"			
4pc Bathroom	Lower	8`7" x 7`9"	Legal/Tax/Financial					
Title:	Zoning:							
Fee Simple	CD-129		Remarks					
Legal Desc:	1612676							
Pub Rmks:	If you are looking for Amazing Stary Nights and Big Sky Days you've found just the place! Just on the outskirts of Calgary you'll find the award winning Lakeside Community of Harmony and this is definitely a place you'll want to call home. This Elegant Bungalow has everything your looking for and is is lovingly appointed for even the most discerning buyers. It is immediately apparent upon entering that this well laid out home is something a cut above the rest while remaining cozy and inviting. The craftsmanship and care is evident from the expansive vaults throughout (to a lofty 14 feet!) with dropped beams and sawn oak columns, engineered hardwood floors, oversized windows and doors, storage built-ins, full height cabinetry and so much more. Come on in through the stunning foyer to the beautiful chef inspired kitchen with walnut island and white surrounding cabinetry that provides ample storage and elegance flowing into the living and dining area to create a space for the entire family to chill, laugh and enjoy. The main floor setup features a spa like ensuite and primary suite that is private, expansive and bathed in West sunshine. Don't forget to check out the amazing walk-in closet as the built-in organizers even light up your collection! The ensuite is almost too good to be true with a deep soaker tub, double sink vanity and oversized shower with bench seat. Take your pick and use the front room as a bedroom or office if you need another bedroom on this level. While the beauty of this house is catching your eye don't miss out on the amazingly functional design at its core. From the Triple Garage you'll enter a spacious mudroom complete with storage and built-in benches, a laundry room that has more hidden gems than you can handle and pantry complete with full height storage and flow through access to the kitchen. Don't forget this triple side drive garage has ample storage and shop area to baby your baby as well! On the lower level you will be pleasantly surprised by the sit-up wet bar and wine room, along with a Theatre room and expansive Rec Room as entertaining and gaming here takes on a life of its own. The Theatre Room doubles as a cozy Library or leave the barn doors open and have a playoff Hockey party! Need some more bedrooms? Well you have them in spades as the lower level has 2 massive bedrooms complete with designer closets and a oversized bathroom to share. Situated backing onto the greenbelt pathway you will love going for walks or chatting with the wonderful neighbours who all take so much pride in this wonderful neighbourhood. The deck is full enclosed with auto bug shades and louvred roof to keep warm and dry. It is evident when you finally get to check out all the community amenities that you are home! Speaking about those... Clubhouse, Lake, Beach, Golf, Playgrounds, Parks, you absolutely have to check it all out. This home was crafted to please and has all the features you'd expect so come check it out!							
Inclusions:	N/A							
Property Listed By:	CIR Realty							
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123								











