



THE
A-TEAM

**RE/MAX
FIRST**

63 CHOKECHERRY Ridge, Rural Rocky View County T3Z 0G2

MLS® #: **A2116294**

Area: **Harmony**

Listing Date: **03/20/24**

List Price: **\$1,799,500**

Status: **Active**

County: **Rocky View County**

Change: **-\$30k, 19-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

Year Built:

2023

Abv Sqft:

3,029

Lot Information

Lot Sz Ar:

8,276 sqft

Low Sqft:

Ttl Sqft:

3,029

Lot Shape:

DOM

61

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **BBQ gas line**

Construction:

Composite Siding,Stone,Wood Frame

Flooring:

Ceramic Tile,Hardwood,Vinyl Plank

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

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

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

Utilities:

Room Information

Room

Level

Dimensions

Living Room

Main

18`3" x 17`1"

Dining Room

Main

18`9" x 11`10"

Room

Level

Dimensions

Kitchen

Main

16`6" x 13`11"

Pantry

Main

8`0" x 7`7"

Foyer	Main	7`2" x 6`11"	2pc Bathroom	Main	
Den	Main	10`11" x 9`11"	Mud Room	Main	13`6" x 9`0"
Family Room	Upper	14`10" x 13`8"	Laundry	Upper	10`4" x 6`2"
Bedroom - Primary	Upper	14`11" x 13`5"	Walk-In Closet	Upper	12`0" x 11`9"
5pc Ensuite bath	Upper		Bedroom	Upper	14`5" x 11`9"
Bedroom	Upper	14`6" x 10`8"	4pc Bathroom	Second	
Game Room	Lower	31`7" x 28`10"	Exercise Room	Lower	17`9" x 9`5"
Bedroom	Lower	11`0" x 10`1"	4pc Bathroom	Lower	
Furnace/Utility Room	Lower	15`3" x 8`8"			

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 2210146

Zoning: DC

Remarks

Pub Rmks: Welcome to 63 Chokecherry Ridge, a 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 beaches, parks, playgrounds, and an Adventure Park, ensuring a lifestyle of both luxury and convenience. Don't miss your opportunity to call this remarkable property home in one of the most sought-after neighborhoods.

Inclusions: N/A
Property Listed By: eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











