

**11 CHOKECHERRY Ridge, Rural Rocky View County T3Z 2C5**

MLS®#: **A2145576** Area: **Harmony** Listing Date: **06/28/24** List Price: **\$1,825,000**  
 Status: **Active** County: **Rocky View County** Change: **-\$70k, 16-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County** Finished Floor Area  
 Year Built: **2023** Abv Sqft: **3,609**  
Lot Information Low Sqft:  
 Lot Sz Ar: **8,276 sqft** Ttl Sqft: **3,609**  
 Lot Shape:

DOM

**80**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **7**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Gentle Sloping**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,In Floor,Natural Gas**  
 Sewer: **Private Sewer**  
 Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction: **Composite Siding,Concrete**  
 Flooring: **Hardwood,Tile**  
 Water Source: **Co-operative**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Induction Cooktop,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Stone Counters,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`11" x 16`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>20`8" x 11`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>20`8" x 12`5"</b>	<b>Office</b>	<b>Main</b>	<b>12`11" x 8`0"</b>
<b>Pantry</b>	<b>Main</b>	<b>24`3" x 6`5"</b>	<b>Mud Room</b>	<b>Main</b>	<b>9`1" x 8`10"</b>

2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	17`1" x 13`11"
Walk-In Closet	Upper	12`7" x 10`8"	Bedroom	Upper	15`3" x 10`8"
Bedroom	Upper	15`3" x 10`8"	Bedroom	Upper	12`4" x 10`11"
Den	Upper	17`1" x 13`2"	Laundry	Upper	14`5" x 5`11"
5pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Basement	11`0" x 10`11"	Bedroom	Basement	16`3" x 10`4"
Game Room	Basement	28`2" x 16`11"	3pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 2210146

Zoning: DC

Remarks

Pub Rmks: Discover sophistication and luxury at Chokecherry Ridge, a sprawling estate nestled in Harmony, just minutes west of Calgary in the serene foothills of the Rockies. This immaculate residence spans a grand total of 5076 square feet, blending 3609 square feet of luxurious living space above grade with an additional 1467 square feet in the fully finished walk-out basement. Step inside to find an exceptional attention to detail, from the pristine hardwood floors to the soaring ceilings that enhance the open floor plan. The heart of the home is the expansive, gourmet kitchen featuring stunning marble countertops and an impressive suite of high-end appliances, perfect for culinary enthusiasts and entertaining alike. The main level also boasts a stylish den and a butler's pantry that dreams are made of, complete with a built-in espresso machine. Enjoy breathtaking Rocky Mountain views from the main living and dining areas, creating an ambiance of tranquility and grandeur. Upstairs, the primary suite offers panoramic mountain vistas, a spa-inspired bathroom with a luxurious steam shower and oversized soaker tub, and abundant space for relaxation. Three additional bedrooms, a convenient laundry room, another full bathroom, and a large office or spacious family room with upgraded soundproofing in the floors and walls, as well as a solid core door, ensure comfort and convenience for the entire family. The bright and airy walk-out basement adds to the allure of this home, showcasing a generous recreation room ideal for movie nights and gatherings, along with two additional bedrooms and a full bathroom. Additional features include an oversized triple car garage and a massive poured driveway, ensuring ample parking for residents and guests alike. This beautiful home exemplifies refined living, combining elegance with functionality to create a residence that is both impressive and inviting. Seize the opportunity to indulge in luxury and make this exquisite property your own!

Inclusions: N/A  
 Property Listed By: RE/MAX House of Real Estate

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