



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**39 PRAIRIE SMOKE Rise, Rural Rocky View County T3Z 0C5**

MLS® #: **A2162030**

Area: **Harmony**

Listing Date: **09/19/24**

List Price: **\$1,734,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**

Year Built: **2017**

Lot Information

Lot Sz Ar: **11,761 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Environmental Reserve,Front Yard,Greenbelt,No Neighbours Behind,Landscaped,Pie Shaped Lot,Views**

Park Feat: **Aggregate,Garage Faces Side,Oversized,Triple Garage Attached**

DOM

**9**

Layout

Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **BBQ gas line,Garden,Private Yard,Storage**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**  
Water Source: **Co-operative**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Basement</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>6pc Ensuite bath</b>	<b>Upper</b>	
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 11`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`4" x 11`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`2" x 12`8"</b>	<b>Family Room</b>	<b>Main</b>	<b>15`1" x 13`0"</b>
<b>Den</b>	<b>Main</b>	<b>12`0" x 10`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>9`5" x 8`11"</b>

<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`6" x 13`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`5" x 10`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 11`7"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>16`0" x 13`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>15`1" x 6`9"</b>	<b>Media Room</b>	<b>Basement</b>	<b>22`7" x 13`2"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`2" x 11`4"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`6" x 14`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`11" x 11`7"</b>	<b>Sunroom/Solarium</b>	<b>Main</b>	<b>14`10" x 9`9"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-1**  
 Legal Desc: **1612676**

Remarks

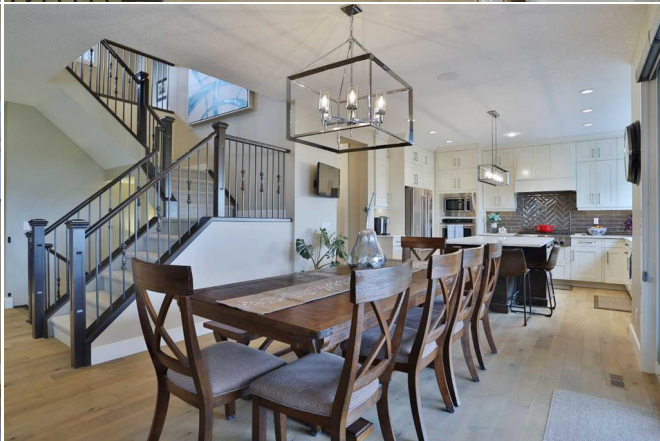
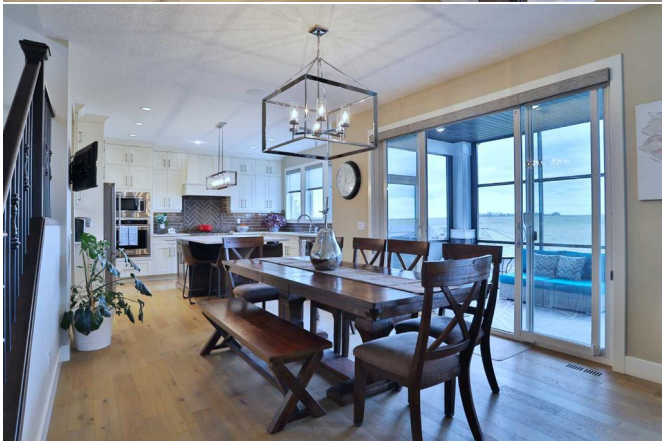
Pub Rmks: **Experience the pinnacle of luxury living in the prestigious lake community of Harmony in Springbank. This extraordinary custom-built Baywest home, backing onto a scenic walking path & private ranch, offers breathtaking panoramic views. Impeccably maintained by the original owners, this two-storey masterpiece features 5 bedrooms + den, oversized 3 car garage, sleek designer kitchen & an expansive outdoor living space within the fully fenced & landscaped pie-shaped backyard. Adding to its curb appeal are the stunning Watts Decorative Outdoor Lights, highlighting the home's architectural elegance. Step inside & be greeted by an extensively upgraded, beautifully appointed interior with a family-friendly layout. The main floor boasts engineered hardwood floors, soaring 9ft ceilings & inviting formal living room adorned with coffered ceilings. The cozy family room - with a striking stone-faced fireplace, flows seamlessly into the open-concept dining room, which opens to the 3-season enclosed sunroom/deck. The gourmet kitchen is a chef's dream, featuring full-height cabinetry, quartz countertops, subway tile backsplash & top-of-the-line stainless steel KitchenAid appliances, including built-in convection oven & gas cooktop. A butler's pantry with built-in desk, walk-in pantry & mudroom with built-in bench provide ample storage & convenience, with direct access to the oversized 3 car garage. On the air-conditioned upper floor, the owners' retreat is a private sanctuary with custom walk-in closet/dressing room complete with organizers & spa-inspired ensuite featuring quartz-topped double vanities, freestanding MAAX tub & glass-enclosed shower. Two additional bedrooms - located in their own separate wing for added privacy, share a family bathroom. Completing the 2nd floor is a fantastic "centralized" bonus room & large laundry room - with private access from the owners' suite, equipped with built-in cabinetry & Samsung steam washer & dryer. The fully finished lower level - enhanced by upgraded vinyl plank flooring, offers even more space with two more bedrooms, sleek full bathroom with walk-in shower, rec room & media room with bar & 100inch projection screen with Sony HD projector for the ultimate home entertainment experience. Additional highlights include the dedicated main floor home office with frosted glass French doors, Hunter Douglas blinds, NEST thermostat, aggregate driveway & LaunchPort/Sonos sound system with built-in ceiling speakers in the main living area & deck. The outdoor space features an aggregate concrete patio with gazebo & under-deck storage. This home also has dual-zone heating for year-round comfort on all 3 levels. Nestled in the award-winning master-planned community of Harmony, residents enjoy a wide array of amenities, including 140 acres of freshwater lakes, Harmony Adventure Park, the future Village Centre, Mickelson National Golf Club & is in close proximity to top-rated schools, Springbank Airport, Calaway Park, downtown Calgary & the Rockies. bar fridge in butler's pantry, mounted TVs in kitchen & basement, backyard gazebo, projector & 100inch screen, sink in furnace room, SONOS system, mounted speakers on deck. NOTE: 2 vacuflo hoses in garage stay.**

Inclusions:

Property Listed By: **Royal LePage Benchmark**

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

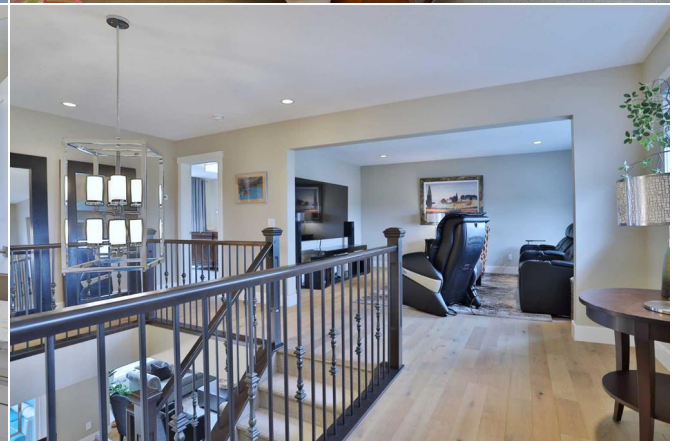
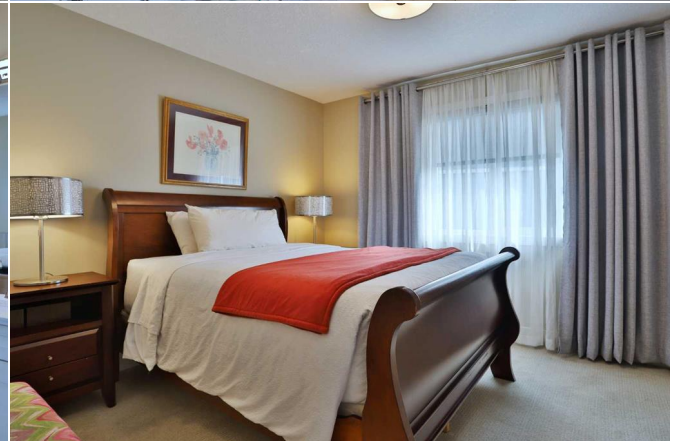




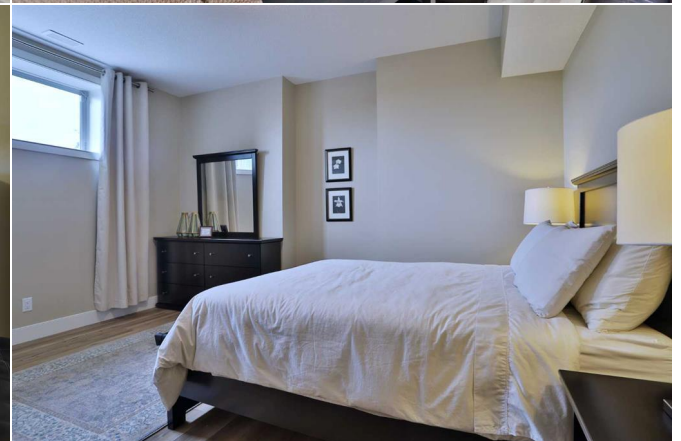
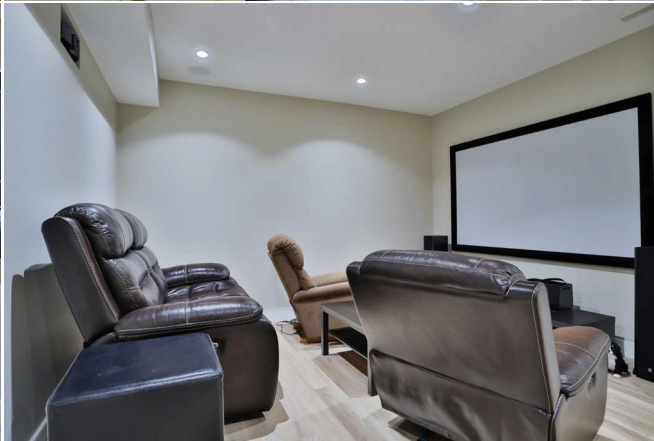
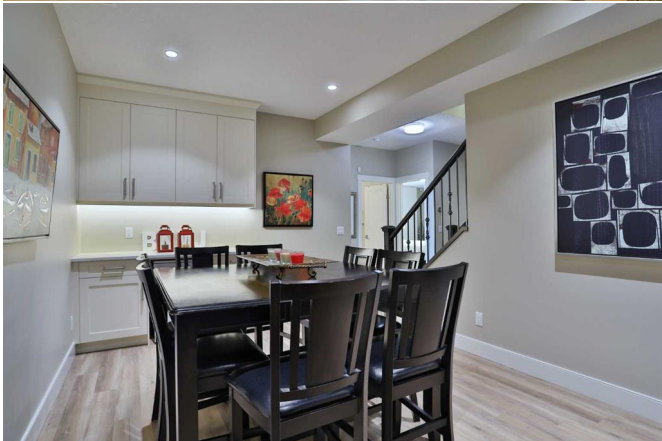












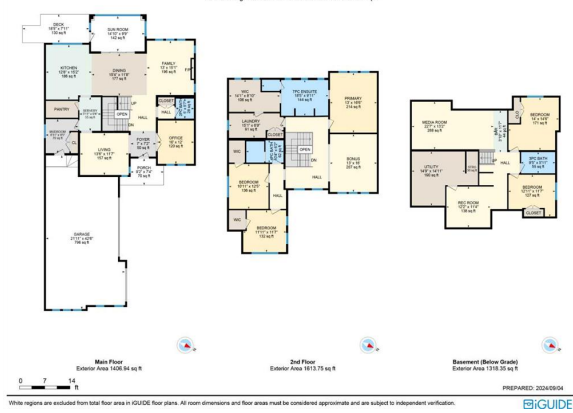








**39 Prairie Smoke Rise, Calgary, AB**  
Main Building: Total Exterior Area Above Grade 3020.70 sq ft



While egresses are excluded from total floor area in IGDCC floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification. **EBIGUIDE**