



THE
A-TEAM

**RE/MAX
FIRST**

43 PRAIRIE SMOKE Rise, Rural Rocky View County T3Z 0C5

MLS®#: **A2165408** Area: **Harmony** Listing Date: **09/13/24** List Price: **\$1,749,900**
 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: **2021**
Lot Information
 Lot Sz Ar: **11,761 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,103**
 Low Sqft:
 Ttl Sqft: **3,103**

DOM

6
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,No Neighbours Behind,Landscaped,Underground Sprinklers,Pie Shaped Lot,Views**
 Park Feat: **Garage Faces Side,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Private Sewer**
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Double Oven,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Purifier,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Beamed Ceilings,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	16`11" x 7`6"	Den	Main	11`11" x 10`1"
2pc Bathroom	Main	5`5" x 5`0"	Living Room	Main	17`9" x 15`0"
Kitchen	Main	20`0" x 15`2"	Pantry	Main	8`11" x 5`3"

Dining Room Main 14`1" x 12`5"
Walk-In Closet Main 8`10" x 7`4"
Bedroom - Primary Upper 15`0" x 13`0"
5pc Ensuite bath Upper 14`2" x 12`9"
Bedroom Upper 16`0" x 12`0"
Laundry Upper 8`4" x 6`0"
Bedroom Lower 13`3" x 10`2"

Mud Room Main 15`4" x 6`7"
Family Room Upper 15`2" x 13`1"
Walk-In Closet Upper 14`4" x 8`4"
Bedroom Upper 15`1" x 13`3"
4pc Bathroom Upper 12`0" x 10`3"
Bedroom Lower 14`4" x 13`3"
4pc Bathroom Lower 9`6" x 4`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple DC129
 Legal Desc: 1612676

Remarks

Pub Rmks: **Nestled in the picturesque community of Harmony, this exceptional property with incredible mountain views and a massive pie shaped lot offers the perfect blend of modern comfort and natural beauty. This thoughtfully designed home features a mix of contemporary aesthetics and classic charm, with high-quality finishes and attention to detail throughout. Large windows throughout the home flood the space with natural light, creating a warm and inviting atmosphere. The foyer greets you with beautiful wide plank wood flooring throughout the main floor and a sliding door that opens up to a private office area with large windows, creating a bright work space. Floor to ceiling windows with remote control blinds and a sleek tiled fireplace are the focus of the elegant family room. The kitchen is elegantly designed, featuring ceiling height cabinetry with gold accents, under-cabinet lighting, a double-oven, TWO Miele dishwashers, a beverage fridge, a range hood, a large island with seating, and coffered ceiling detail in the dining area. Access to the outdoor patio through the 4-panel sliding glass doors off the dining area creates a seamless transition for entertaining. Also on the main floor is a desk area off the kitchen and a mud room with built-in drawers and hooks. Upstairs, the luxurious primary bedroom features a sliding barn door, a spacious walk-in closet with built-ins and windows, and an ensuite with an oversized shower and soaker tub. Both additional oversized kids bedrooms feature vaulted ceilings, walk in closets, and large windows. Also on this floor is a bonus room that offers additional space for a playroom or tv room, as well as a full bathroom and laundry room. Downstairs is the entertainment area, including a bar with a beverage fridge. Also included is a fitness room, and a cozy bedroom and full bathroom, perfect for guests. Enjoy the remarkable mountain view by the outdoor stone gas fireplace on the partially covered screened-in deck with remote control. Other features to note are the Sonos speaker system in the kitchen, ensuite, and garage, a Kineticico whole house water system, two furnaces, two air conditioners, window coverings throughout, and a sprinkler system on an automated app. Situated on an oversized pie shaped lot with a quiet circular driveway, this property includes a triple car garage with epoxy flooring, offering the option of a workspace. Harmony is renowned for its vibrant community spirit and excellent amenities, including walking trails, parks, lake access, and recreational facilities. This home offers both a peaceful retreat and urban convenience. Discover the exceptional lifestyle this beautiful, amazing property has to offer.**

Inclusions: Second Dishwasher
 Property Listed By: eXp Realty

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











