



**63 CHOKECHERRY Ridge, Rural Rocky View County T3Z 0G2**

MLS®#: **A2176573** Area: **Harmony** Listing Date: **10/31/24** 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: **2023**

Finished Floor Area  
 Abv Sqft: **3,029**  
 Low Sqft:  
 Ttl Sqft: **3,029**

DOM

**14**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Lot Information

Lot Sz Ar: **8,276 sqft**  
 Lot Shape:

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space**  
 Park Feat: **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	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`3" x 17`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`6" x 13`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>18`9" x 11`10"</b>	<b>Pantry</b>	<b>Main</b>	<b>8`0" x 7`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`2" x 6`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Den</b>	<b>Main</b>	<b>10`11" x 9`11"</b>	<b>Mud Room</b>	<b>Main</b>	<b>13`6" x 9`0"</b>

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

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **DC**  
 Legal Desc: **2210146**

Remarks

Pub Rmks: **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: **TV wall mount brackets**  
 Property Listed By: **eXp Realty**

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













