# \$990,000 - 62 Chokecherry Ridge, Rural Rocky View County

MLS® #A2215446

## \$990,000

3 Bedroom, 3.00 Bathroom, 2,698 sqft Residential on 0.12 Acres

Harmony, Rural Rocky View County, Alberta

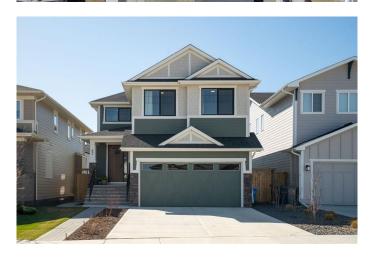
Step into everyday comfort and thoughtful design in this 2698 sq. ft. custom-built home by Sterling Homes, located in the award-winning community of Harmony! If you're looking for more space, a strong sense of community, and the kind of lifestyle where your kids can grow up surrounded by nature and opportunityâ€"this home in Harmony might be just what you've been waiting for.

On the main floor, enjoy a flex space ideal for a home office or kids' area, an open-concept living and dining area, and a cozy gas fireplace with custom built-in cabinets. Perfect for everything from busy weekday routines to laid-back weekends. Triple-pane windows with automatic blinds allow for natural light, while A/C keeps the temperature just right year-round.

Enjoy your dream, white custom kitchen specifically designed for ample storage and counterspace, both stylish and practical. With built-in stainless steel appliances, a gas cooktop, wall oven, bar fridge, custom hood fan, and a walk-in pantry for all your storage needs. From the under cabinet lighting to many custom drawer features this kitchen is truly a showstopper. Step out onto your oversized full-width deck, with two gas lines, the ultimate outdoor living retreat with an oversized backyard (nearly 40' of grass off the







deck) and back alley, a rare bonus in this area.

Upstairs, you'II find three bedrooms, a grand bonus room with vaulted ceilings, spacious laundry room and main bath with a double vanity. The primary bedroom is a dream with vaulted ceilings, an ensuite with heated floors, dual sinks, freestanding tub and a custom spa inspired tiled shower, complete with a walk-in closet with built-ins. There's no carpet upstairs, making it ideal for families who want low-maintenance, allergy-friendly living.

The oversized double garage easily fits two vehicles and includes an EV rough-in. If you need more space in the future, the undeveloped basement is ready for your visionâ€"with three large windows for additional bedrooms, a rec area, and gym. Living in Harmony means having the best of everythingâ€"summer afternoons at the lake, quick weekend escapes to the mountains, and a quick drive into Calgary when life calls you into the city. With a 40-acre lake, a private beach club, scenic walking paths, and the Mickelson National Golf Club just minutes from your door, there's no shortage of ways to enjoy your downtime. And with a second lake, charming shops, and a neighbourhood cafA© in the works, Harmony continues to grow right alongside the families who call it home. If you're looking for a home that offers space, stunning upgrades and a strong sense of community, book your showing today!

Built in 2022

### **Essential Information**

MLS® # A2215446

Price \$990,000

Bedrooms 3

Bathrooms 3.00 Full Baths 2 Half Baths 1

Square Footage 2,698
Acres 0.12
Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 62 Chokecherry Ridge

Subdivision Harmony

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z0G2

## **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity,

High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range

Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Wine

Refrigerator

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features BBQ gas line, Garden, Other

Lot Description Back Lane, Few Trees, Front Yard, Garden, Interior Lot, Landscaped,

Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Composite Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 2nd, 2025

Days on Market 8
Zoning R1
HOA Fees 137

HOA Fees Freq. MON

## **Listing Details**

Listing Office Real Broker

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