

# \$1,775,000 - 11 Chokecherry Ridge, Rural Rocky View County

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MLS® #A2248991

**\$1,775,000**

6 Bedroom, 4.00 Bathroom, 3,634 sqft  
Residential on 0.19 Acres

Harmony, Rural Rocky View County, Alberta

Located in Harmony - the lake and world-class golf "community of the year" winner 8 times! As you step into this executive estate home, you are greeted by 10 ft. ceilings and a vast, open-concept space that seamlessly blends the private office, great room, dining area and gourmet kitchen. Floor-to-ceiling windows frame breathtaking mountain views, filling the space with natural light and creating a serene, airy atmosphere. It's the perfect setting for both relaxing and entertaining! The full-height feature fireplace with its custom mantle, plus adjacent floating shelves...is the focal point of the massive great room. The dining room is adorned with a built-in "ultra fashionable" custom buffet / serving station, something you will not see in any other home! A chef's delight...the gourmet kitchen has been so meticulously crafted, with its full-height cabinetry, the high-end Miele appliance package (\*10 year extended warranty May 2023), to the oversized island with its \*\*titanium granite countertop with leathered finish!!...plus quartz counters. Easy access to the full-width view deck from both the dining and kitchen areas. The most spectacular "butler's pantry" awaits your thrill, located just adjacent to the kitchen! Enjoy the Miele touch-screen coffee machine. A mud-room to fit any sized family leads directly into the triple car garage. Ascend to the upper level with 9 ft. ceilings and never-ending views....a



sumptuous master retreat awaits you with its spa-like ensuite bath - including an oversized soaker tear-drop tub, a steam shower, plus custom California Closets! Three additional bedrooms, plus a second office area....could be 5th upper bedroom....or bonus room, plus laundry complete the upper level. The walkout offers heated floors throughout, a large recreation area/family room, a 5th bedroom and 3rd full bathroom, plus a private games area (\*could be 6th bedroom)! The double doors lead to the patio area with hot tub access, plus fully landscaped yard that is fenced and includes a fire pit / patio. Other features and upgrades are the Kenitico K5 RO system with mineral plus and softener, Sonos AMP and 8" speaker system, API Alarm system with motion sensors, 4KUHD camera system wrapping the exterior, with hardwired feed to master bedroom, 2 A/C units, 2 furnaces, custom curved 8 car driveway, triple pane windows with additional sun protective glazing, custom extended sq. ft. for upper bedrooms, 2 phantom screens on main level & rear french doors, custom exposed beams in dining/kitchen areas. Engage your every sense when you step into this breathtaking masterpiece!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248991    |
| Price          | \$1,775,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,634       |
| Acres          | 0.19        |
| Year Built     | 2023        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 11 Chokecherry Ridge    |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 0G2                 |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Golf Course, Picnic Area, Playground, Recreation Facilities |
| Parking Spaces | 8                                                                                    |
| Parking        | Triple Garage Attached                                                               |
| # of Garages   | 3                                                                                    |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Storage |
| Appliances        | Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings       |
| Heating           | Forced Air, Natural Gas                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                           |

### Exterior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Greenbelt, Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks, Views |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 84                |
| Zoning         | DC                |
| HOA Fees       | 158               |
| HOA Fees Freq. | MON               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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