

# \$1,400,000 - 105 Chokecherry Ridge, Rural Rocky View County

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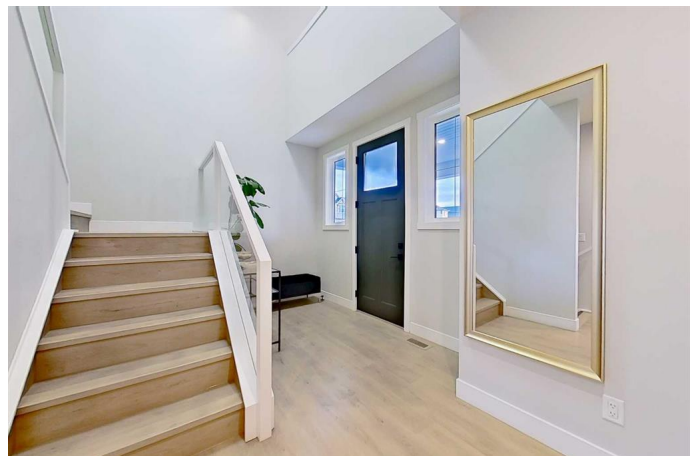
MLS® #A2233068

**\$1,400,000**

6 Bedroom, 5.00 Bathroom, 2,923 sqft  
Residential on 0.13 Acres

Harmony, Rural Rocky View County, Alberta

Open House June 26th from 2pm to 4pm - Welcome to this beautifully crafted 2022-built home in the award-winning community of Harmony, offering over 4,000 sqft of thoughtfully designed living space with luxurious finishes throughout. From the moment you walk in, you'll notice the attention to detail—large windows on the main floor flood the home with natural light, highlighting the elegant design of the spacious living room and dining area, perfect for family gatherings and entertaining. The main floor also features a dedicated office, ideal for working from home in peace and comfort. The heart of the home is a showstopper: a stunning kitchen with a sleek stovetop and a private spice kitchen equipped with a gas range, giving you the flexibility to cook and entertain with ease. Upstairs, you'll find a bright and open bonus room, perfect for a second lounge or kids' play area. The primary bedroom is a true retreat with custom-fitted closets and a spa-inspired ensuite featuring double vanities and high-end finishes. The fully developed basement offers two spacious bedrooms and has been roughed-in with all plumbing extensions in place for a future kitchen, making it an excellent option for extended family. The home also includes central air conditioning to keep you comfortable all year round. Situated in Harmony, you'll enjoy access to the lake,



beach, community fire pits, beach volleyball court, skating rink, scenic pathways, parks, and an unmatched lifestyle just minutes from the city and steps from the mountains. This is more than just a home—it's a lifestyle.

Built in 2022

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233068    |
| Price          | \$1,400,000 |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,923       |
| Acres          | 0.13        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 105 Chokecherry Ridge   |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 0G3                 |

Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Beach Access, Playground, Dog Park, Picnic Area |
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached                          |
| # of Garages   | 2                                               |

Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Pantry, |
|-------------------|--------------------------------------------------------------------------|

|                 |                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------|
|                 | Quartz Counters, Separate Entrance, Chandelier                                                       |
| Appliances      | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Gas Oven |
| Heating         | Central                                                                                              |
| Cooling         | Central Air                                                                                          |
| Fireplace       | Yes                                                                                                  |
| # of Fireplaces | 1                                                                                                    |
| Fireplaces      | Gas                                                                                                  |
| Has Basement    | Yes                                                                                                  |
| Basement        | Exterior Entry, Finished, Full                                                                       |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Other              |
| Lot Description   | Back Yard, Garden  |
| Roof              | Asphalt            |
| Construction      | Cement Fiber Board |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 74              |
| Zoning         | DC              |
| HOA Fees       | 137             |
| HOA Fees Freq. | MON             |

## Listing Details

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

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