

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

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	66
Zoning	DC
HOA Fees	158
HOA Fees Freq.	MON

Listing Details

Listing Office	eXp Realty
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