



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

39 Prairie Smoke Rise
Rural Rocky View County, Alberta

MLS # A2215797



\$1,695,800

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,020 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Garage Faces Side, Oversized, Triple Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	7-25-3-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: bar fridge in butler's pantry, mounted TVs in kitchen & basement, backyard gazebo, projector & 100inch screen, sink in furnace room, SONOS system, mounted speakers on deck. NOTE: 2 vacufo hoses in garage stay.

Experience the pinnacle of luxury living in the prestigious lake community of Harmony in Springbank. This extraordinary custom-built Baywest home, backing onto a scenic walking path & private ranch, offers breathtaking panoramic views. Impeccably maintained by the original owners, this two-storey masterpiece features 5 bedrooms + den, oversized 3 car garage, sleek designer kitchen & an expansive outdoor living space within the fully fenced & landscaped pie-shaped backyard. Adding to its curb appeal are the stunning Watts Decorative Outdoor Lights, highlighting the home's architectural elegance. Step inside & be greeted by an extensively upgraded, beautifully appointed interior with a family-friendly layout. The main floor boasts engineered hardwood floors, soaring 9ft ceilings & inviting formal living room adorned with coffered ceilings. The cozy family room - with a striking stone-faced fireplace, flows seamlessly into the open-concept dining room, which opens to the 3-season enclosed sunroom/deck. The gourmet kitchen is a chef's dream, featuring full-height cabinetry, quartz countertops, subway tile backsplash & top-of-the-line stainless steel KitchenAid appliances, including built-in convection oven & gas cooktop. A butler's pantry with built-in desk, walk-in pantry & mudroom with built-in bench provide ample storage & convenience, with direct access to the oversized 3 car garage. On the air-conditioned upper floor, the owners' retreat is a private sanctuary with custom walk-in closet/dressing room complete with organizers & spa-inspired ensuite featuring quartz-topped double vanities, freestanding MAAX tub & glass-enclosed shower. Two additional bedrooms - located in their own separate wing for added privacy, share a family bathroom. Completing the 2nd floor is a fantastic "centralized" bonus room & large laundry

room - with private access from the owners's suite, equipped with built-in cabinetry & Samsung steam washer & dryer. The fully finished lower level - enhanced by upgraded vinyl plank flooring, offers even more space with two more bedrooms, sleek full bathroom with walk-in shower, rec room & media room with bar & 100inch projection screen with Sony HD projector for the ultimate home entertainment experience. Additional highlights include the dedicated main floor home office with frosted glass French doors, Hunter Douglas blinds, NEST thermostat, aggregate driveway & LaunchPort/SONOS sound system with built-in ceiling speakers in the main living area & deck. The outdoor space features an aggregate concrete patio with gazebo & under-deck storage. This home also has dual-zone heating for year-round comfort on all 3 levels. Nestled in the award-winning master-planned community of Harmony, residents enjoy a wide array of amenities, including 140 acres of freshwater lakes, Harmony Adventure Park, the future Village Centre, Mickelson National Golf Club & is in close proximity to top-rated schools, Springbank Airport, Calaway Park, downtown Calgary & the Rockies.