



GRASSROOTS
REALTY GROUP

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39 Prairie Smoke Rise
Rural Rocky View County, Alberta

MLS # A2241242



\$1,599,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,009 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, No Neighbours Behind, Pie Shape		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, 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, Fridge in Wetbar, Mounted TV's in Kitchen and Basement Gym, All TV Mounts, Sonos Sound System with 4 Speaker Sets, Projector and Screen, Gazebo, Backyard Play Structure.

LUXURY, LIFESTYLE, AND LOCATION—This custom-built Baywest beauty in Harmony offers it all! Backing onto green space/field, this 5-bedroom + den estate home sits on a beautifully landscaped lot with incredible curb appeal, and an oversized triple garage. Step inside to a thoughtfully designed layout featuring hardwood floors, a formal living room with coffered ceilings and a striking stone gas fireplace. Love the outdoors? The enclosed deck overlooks the south-facing backyard perfect for morning coffee or evening unwinding from Spring to Fall. The gourmet kitchen features quartz countertops, full-height cabinetry, high-end KitchenAid appliances, including a 36" 6-burner gas cooktop, and a spacious butler's pantry. A walk-in pantry and custom mudroom with built-ins add everyday convenience. Upstairs, the air-conditioned upper level offers a cozy bonus room, two additional bedrooms, a 4-pc bath, and a large laundry room with direct access to the primary suite (talk about convenience!). The primary bedroom features a spacious walk-in closet with custom organizers, shoe shelves, drawers and a spa-like ensuite with double vanities, a freestanding tub, and a glass shower. The finished basement expands your living space with 2 more bedrooms, a 3-pc bath, a flex room, and a media room with wet bar, "projection screen, built-in speakers, and an HD Sony projector! Outside, enjoy a beautifully landscaped yard with a composite deck, aggregate patio with gazebo, under-deck storage, and lush greenery. Additional highlights include: built-in Sonos sound system, dual-zone heating, Watts perimeter lighting, play structure and access to Harmony's incredible amenities—two lakes, golf, parks, future Village Centre, and easy access to the Rockies. Be sure to ask your Realtor for the full list of features and

upgrades—there are too many to list here!