



GRASSROOTS
REALTY GROUP

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16 Chokecherry Rise
Rural Rocky View County, Alberta

MLS # A2247300



\$1,999,950

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,504 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Aggregate, Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Rectar		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Dishwasher, Wine fridge, Basement TV and mount, Basement rack in the utility room.		

Lake side living at its finest! Presenting the Scarlett Show Home built by Baywest Homes. Ideal for the modern family at just over 5,000 square feet of total developed space, featuring 4 bedrooms, plus generous living and gathering spaces all wrapped in an abundance of style, design and the over-the-top upgrades you would expect in Harmony Estates. Gemstone lighting, a triple front garage, central air, custom window treatments and lighting, a grand open to above, covered deck, 4 full baths, a gym, butlers pantry, generous size mudroom and enclosed front den. Enter into engineered flooring, dual island concept in the kitchen within the themed concept of entertaining and hosting, side by side professional fridge, freezer and gas stove. Built in's throughout the main floor space including the dining area, butlers pantry, den and lower level recreation room. The 'WOW' factor offered from the open to above lifestyle room with its focal 2 story fireplace offers natural light throughout this space. The family convenience of a spacious mudroom located off the butlers pantry, secondary pantry with a corridor hall connecting the front foyer hidden behind the stunning main floor design. An upper floor created for personal space, but welcoming to all. The 3 upper bedrooms situated to the front of the home smartly designed with a 5-piece Jack and Jill en-suite opposite the 3rd bedroom with its own private 4-piece en-suite bath. The laundry area is located just off the bridge access to this level and rests beside the vaulted bonus room. Dual door access to the rear primary bedroom overlooking the green space and walking paths with heated floors in the 5-piece en-suite bath, a full size shower, soaker tub, full width vanity, his and her sinks, an abundance of storage giving off the 5 star hotel vibes from the hanging mirrors to the faucets and fixtures. A lower level for room to relax and gather with a

recreation room, wet bar, 5th bedroom and a pocket door to the 4-piece lower bath from the curated gym space. Your outdoor space has a covered deck with access to the walking paths, a short trip to current and future local amenities as well as the beach club, Launchpad and Mickelson National Golf Course.