



GRASSROOTS
REALTY GROUP

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11 Chokecherry Ridge
Rural Rocky View County, Alberta

MLS # A2248991



\$1,775,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,634 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Tile, Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
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		
Inclusions:	N/A		

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!