



GRASSROOTS
REALTY GROUP

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153 Chokecherry Ridge
Rural Rocky View County, Alberta

MLS # A2276005



\$990,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,374 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 TV mounts, 2 built in speaker grills, storage shed, 1 kayak mount.

Exceptional Sterling Homes built Allure 3 plan featuring a south-facing backyard and extensive upgrades throughout. The exterior showcases durable Hardie board and stone, with an attached double garage and paved back lane. The oversized, fully fenced yard (approximately 139'x135 feet deep) includes a large deck, privacy-side pergola, storage shed, BBQ gas line, and expansive sliding doors that seamlessly connect indoor and outdoor living. The main floor is thoughtfully designed with 9' knockdown ceilings, LVP flooring, silhouette blinds, and a stunning floor-to-ceiling stone fireplace anchoring the living area. The chef's kitchen is a showstopper with white perimeter cabinetry and a light grey waterfall island, quartz countertops, soft-close cabinetry with crown molding, dovetail drawers, gold accents, pot lighting, and a Silgranite sink. Premium appliances include a Wolf 5-burner gas cooktop, chimney hood fan, built-in Wolf speed oven and wall oven, Miele dishwasher, Samsung smart refrigerator, and bar fridge. A walk-through pantry with pocket doors connects to the mudroom and garage entry. The mudroom offers dual closets and access to a stylish 2-piece bath, while the large front foyer includes a guest closet and broom storage. Upstairs features upgraded carpet with 10 lb underlay, an open rail staircase, and a central bonus room with vaulted ceiling and pot lights. The primary bedroom is positioned at the back of the home and includes a feature wall and barn door leading to a luxurious 5-piece ensuite with fully tiled shower (10 mm glass), soaker tub, tower cabinetry, and a walk-in closet with added shelving. Two front bedrooms share a beautifully finished 4-piece bath with quartz counters and tiled tub surround. Upper-floor laundry offers tile flooring, a window, and quartz folding counter. Three picture windows over the

stairwell add abundant natural light. The professionally developed basement by the builder offers 9' ceilings, a spacious recreation room, rough-in speakers, a bedroom currently used as a studio, storage under the stairs, and a rough-in for a future bathroom. The utility room includes a wash basin, HRV, sump pump, Kinetico water softener, high-efficiency dual-zone furnace, and ample storage. A meticulously upgraded home in the 4-season award winning community of Harmony with premium finishes, functional design, and exceptional indoor-outdoor living—this property is truly move-in ready and built to impress.