



**3 Prairie Smoke Rise  
Rural Rocky View County, Alberta**

**MLS # A2295354**



**\$1,425,000**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,942 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Radiant	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** 2 Mirrors - Front Entrance, Credenza-Basement, Alarm Hardware, Beverage Fridge - Basement Wet Bar, Shelving-Garage, Storage Shed-Backyard, Keys: 1 front door, 1 garage door, 1 mail, Garage Remotes -2, Kinetico Water Softener/Filter

This stunning former showhome in the award-winning community of Harmony perfectly blends meticulous craftsmanship with an active and lakeside lifestyle. Spanning over 3,600’ of thoughtfully designed living space, the home impresses with vaulted ceilings, exposed beams, and premium upgrades throughout. The heart of the home is a chef-inspired kitchen featuring upgraded appliances, a butler’s pantry, and extensive cabinetry, flowing seamlessly into a bright dining area and a living room complete with a wet bar. The well-appointed main level is highlighted by a king-sized primary suite that fills with natural light. The spa-like ensuite offers a classic slipper tub, a large walk-in shower, and a walk-in closet. A bright home office, laundry room, and powder room complete this level. The high quality extends into the basement, which is designed for comfort and features two full-sized bedrooms, a large rec room, a wet bar, and a 4-pc bathroom with a double vanity and radiant heating throughout the lower level. Other features and upgrades include triple-pane windows, herringbone-engineered hardwood detailing, central air conditioning, a Kinetico water softener/filter, a central vacuum, built-in speakers, high-quality window coverings, a storage shed, and garage shelving. Situated on a prime corner lot backing onto open field and pathways, the property offers unobstructed mountain views, a south-facing backyard, across from the park/greenspace, and one block away from Harmony South Beach. The outdoor space is fully realized with landscaping, irrigation, a custom deck cover, fencing, and Gemstone lighting. Even the heated triple garage is upgraded with durable polyaspartic flooring and a natural gas heater. Living in the award-winning community of Harmony, you’ll have access to two private lakes, beach access, community pathways,

playgrounds, Mickelson National Golf Club, Adventure Park, and local amenities, plus the future Bingham Crossing.