



**11 Chokecherry Ridge**  
**Rural Rocky View County, Alberta**

**MLS # A2145576**



**\$1,895,000**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,610 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Gentle Sloping		

<b>Heating:</b>	Central, In Floor, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	7-25-3-W5
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Stone Counters, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Discover sophistication and luxury at Chokecherry Ridge, a sprawling estate nestled in Harmony, just minutes west of Calgary in the serene foothills of the Rockies. This immaculate residence spans a grand total of 5076 square feet, blending 3609 square feet of luxurious living space above grade with an additional 1467 square feet in the fully finished walk-out basement. Step inside to find an exceptional attention to detail, from the pristine hardwood floors to the soaring ceilings that enhance the open floor plan. The heart of the home is the expansive, gourmet kitchen featuring stunning marble countertops and an impressive suite of high-end appliances, perfect for culinary enthusiasts and entertaining alike. The main level also boasts a stylish den and a butler's pantry that dreams are made of, complete with a built-in espresso machine. Enjoy breathtaking Rocky Mountain views from the main living and dining areas, creating an ambiance of tranquility and grandeur. Upstairs, the primary suite offers panoramic mountain vistas, a spa-inspired bathroom with a luxurious steam shower and oversized soaker tub, and abundant space for relaxation. Three additional bedrooms, a convenient laundry room, and another full bathroom ensure comfort and convenience for the entire family. The bright and airy walk-out basement adds to the allure of this home, showcasing a generous recreation room ideal for movie nights and gatherings, along with two additional bedrooms and a full bathroom. Additional features include an oversized triple car garage and a massive poured driveway, ensuring ample parking for residents and guests alike. This beautiful home exemplifies refined living, combining elegance with functionality to create a residence that is both impressive and inviting. Seize the opportunity to indulge in luxury and make this exquisite property your own!