

# \$1,400,000 - 105 Chokecherry Ridge, Rural Rocky View County

---

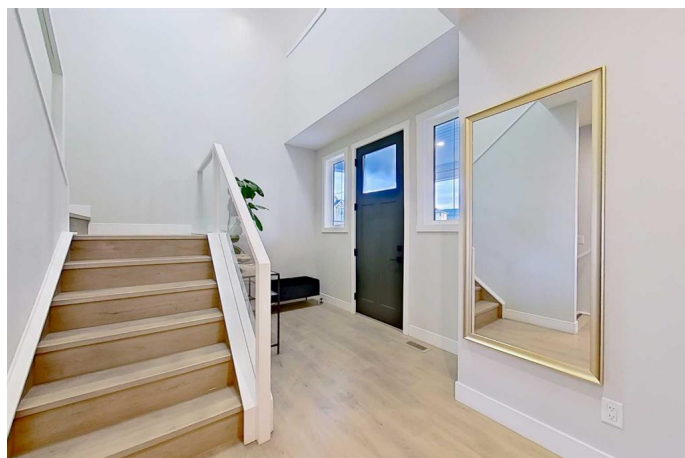
MLS® #A2233068

**\$1,400,000**

6 Bedroom, 5.00 Bathroom, 2,923 sqft  
Residential on 0.13 Acres

Harmony, Rural Rocky View County, Alberta

OPEN HOUSE JUNE 28TH FROM 11AM - 1PM Welcome to this beautifully crafted 2022-built home in the award-winning community of Harmony, offering over 4,000 sqft of thoughtfully designed living space with luxurious finishes throughout. From the moment you walk in, you'll notice the attention to detail—large windows on the main floor flood the home with natural light, highlighting the elegant design of the spacious living room and dining area, perfect for family gatherings and entertaining. The main floor also features a dedicated office, ideal for working from home in peace and comfort. The heart of the home is a showstopper: a stunning kitchen with a sleek stovetop and a private spice kitchen equipped with a gas range, giving you the flexibility to cook and entertain with ease. Upstairs, you'll find a bright and open bonus room, perfect for a second lounge or kids' play area. The primary bedroom is a true retreat with custom-fitted closets and a spa-inspired ensuite featuring double vanities and high-end finishes. The fully developed basement offers two spacious bedrooms and has been roughed-in with all plumbing extensions in place for a future kitchen, making it an excellent option for extended family. The home also includes central air conditioning to keep you comfortable all year round. Situated in Harmony, you'll enjoy access to the lake,



beach, community fire pits, beach volleyball court, skating rink, scenic pathways, parks, and an unmatched lifestyle just minutes from the city and steps from the mountains. This is more than just a home—it's a lifestyle.

Built in 2022

**Essential Information**

MLS® #	A2233068
Price	\$1,400,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,923
Acres	0.13
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	105 Chokecherry Ridge
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0G3

**Amenities**

Amenities	Beach Access, Dog Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen
-------------------	--

	Island, Pantry, Quartz Counters, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Gas Oven, Microwave, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Garden
Roof	Asphalt
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	10
Zoning	DC
HOA Fees	137
HOA Fees Freq.	MON

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.