

\$1,999,950 - 16 Chokecherry Rise, Rural Rocky View County

MLS® #A2247300

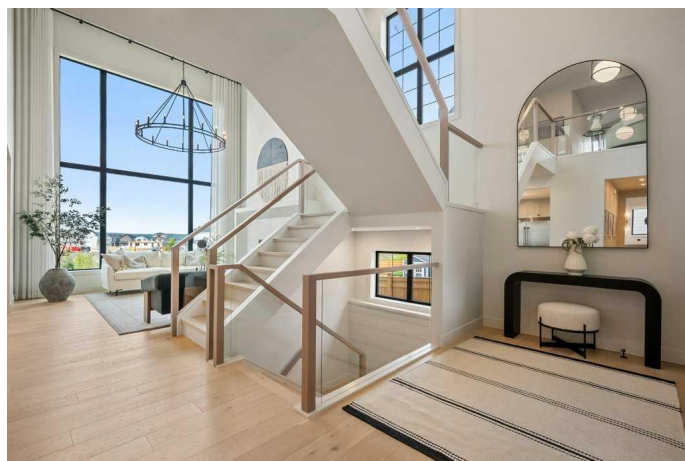
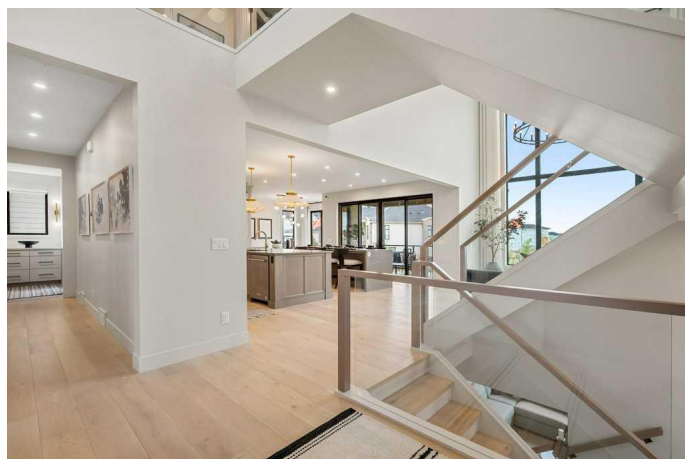
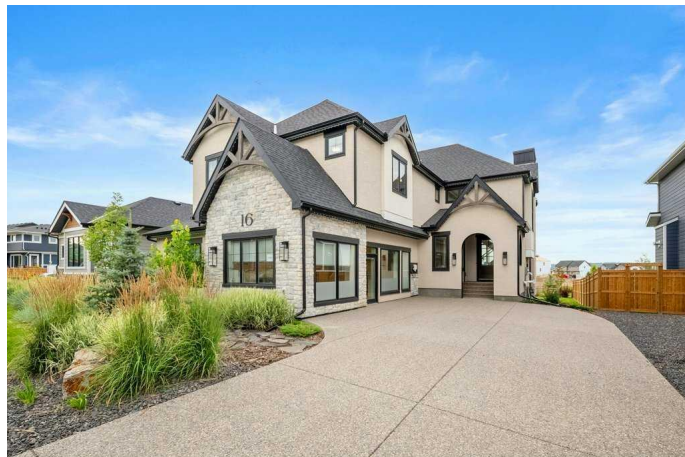
\$1,999,950

5 Bedroom, 5.00 Bathroom, 3,504 sqft
Residential on 0.20 Acres

Harmony, Rural Rocky View County, Alberta

Lake side living at its finest! Presenting the Scarlett Show Home built by Baywest Homes. Ideal for the modern family at just over 5,000 square feet of total developed space, featuring 4 bedrooms, plus generous living and gathering spaces all wrapped in an abundance of style, design and the over-the-top upgrades you would expect in Harmony Estates.

Gemstone lighting, a triple front garage, central air, custom window treatments and lighting, a grand open to above, covered deck, 4 full baths, a gym, butlers pantry, generous size mudroom and enclosed front den. Enter into engineered flooring, dual island concept in the kitchen within the themed concept of entertaining and hosting, side by side professional fridge, freezer and gas stove. Built in's throughout the main floor space including the dining area, butlers pantry, den and lower level recreation room. The 'WOW' factor offered from the open to above lifestyle room with it's focal 2 story fireplace offers natural light throughout this space. The family convenience of a spacious mudroom located off the butlers pantry, secondary pantry with a corridor hall connecting the front foyer hidden behind the stunning main floor design. An upper floor created for personal space, but welcoming to all. The 3 upper bedrooms situated to the front of the home smartly designed with a 5-piece Jack and Jill en-suite opposite the 3rd bedroom with its own private



4-piece en-suite bath. The laundry area is located just off the bridge access to this level and rests beside the vaulted bonus room. Dual door access to the rear primary bedroom overlooking the green space and walking paths with heated floors in the 5-piece en-suite bath, a full size shower, soaker tub, full width vanity, his and her sinks, an abundance of storage giving off the 5 star hotel vibes from the hanging mirrors to the faucets and fixtures. A lower level for room to relax and gather with a recreation room, wet bar, 5th bedroom and a pocket door to the 4-piece lower bath from the curated gym space. Your outdoor space has a covered deck with access to the walking paths, a short trip to current and future local amenities as well as the beach club, Launchpad and Mickelson National Golf Course.

Built in 2023

Essential Information

MLS® #	A2247300
Price	\$1,999,950
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,504
Acres	0.20
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	16 Chokecherry Rise
Subdivision	Harmony

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0G3

Amenities

Amenities	None
Parking Spaces	6
Parking	Aggregate, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Lawn, Level
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	46
Zoning	R-1

HOA Fees 1890
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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.