

# \$990,000 - 62 Chokecherry Ridge, Rural Rocky View County

MLS® #A2215446

**\$990,000**

3 Bedroom, 3.00 Bathroom, 2,698 sqft  
Residential on 0.12 Acres

Harmony, Rural Rocky View County, Alberta

Step into everyday comfort and thoughtful design in this 2698 sq. ft. custom-built home by Sterling Homes, located in the award-winning community of Harmony! If you're looking for more space, a strong sense of community, and the kind of lifestyle where your kids can grow up surrounded by nature and opportunity—this home in Harmony might be just what you™ve been waiting for.

On the main floor, enjoy a flex space ideal for a home office or kids' area, an open-concept living and dining area, and a cozy gas fireplace with custom built-in cabinets. Perfect for everything from busy weekday routines to laid-back weekends. Triple-pane windows with automatic blinds allow for natural light, while A/C keeps the temperature just right year-round.

Enjoy your dream, white custom kitchen specifically designed for ample storage and counterspace, both stylish and practical. With built-in stainless steel appliances, a gas cooktop, wall oven, bar fridge, custom hood fan, and a walk-in pantry for all your storage needs. From the under cabinet lighting to many custom drawer features this kitchen is truly a showstopper. Step out onto your oversized full-width deck, with two gas lines, the ultimate outdoor living retreat with an oversized backyard (nearly 40' of grass off the



deck) and back alley, a rare bonus in this area.

Upstairs, youâ€™ll find three bedrooms, a grand bonus room with vaulted ceilings, spacious laundry room and main bath with a double vanity. The primary bedroom is a dream with vaulted ceilings, an ensuite with heated floors, dual sinks, freestanding tub and a custom spa inspired tiled shower, complete with a walk-in closet with built-ins. Thereâ€™s no carpet upstairs, making it ideal for families who want low-maintenance, allergy-friendly living.

The oversized double garage easily fits two vehicles and includes an EV rough-in. If you need more space in the future, the undeveloped basement is ready for your visionâ€”with three large windows for additional bedrooms, a rec area, and gym. Living in Harmony means having the best of everythingâ€”summer afternoons at the lake, quick weekend escapes to the mountains, and a quick drive into Calgary when life calls you into the city. With a 40-acre lake, a private beach club, scenic walking paths, and the Mickelson National Golf Club just minutes from your door, thereâ€™s no shortage of ways to enjoy your downtime. And with a second lake, charming shops, and a neighbourhood cafÃ© in the works, Harmony continues to grow right alongside the families who call it home. If you're looking for a home that offers space, stunning upgrades and a strong sense of community, book your showing today!

Built in 2022

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2215446  |
| Price    | \$990,000 |
| Bedrooms | 3         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,698       |
| Acres          | 0.12        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 62 Chokecherry Ridge    |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z0G2                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Wine Refrigerator                                                                   |
| Heating           | Forced Air                                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                                                                             |

**Exterior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Other                                                         |
| Lot Description   | Back Lane, Few Trees, Front Yard, Garden, Interior Lot, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Brick, Composite Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                                     |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 9             |
| Zoning         | R1            |
| HOA Fees       | 137           |
| HOA Fees Freq. | MON           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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