

\$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	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), Bathroom Rough-in
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator, Wall/Window Air Conditioner, Oven-Built-In
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	15
Zoning	R1
HOA Fees	137
HOA Fees Freq.	MON

Listing Details

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

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.