

**43 Prairie Smoke Rise  
Rural Rocky View County, Alberta**

**MLS # A2165408**



**\$1,749,900**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,103 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Faces Side, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, No Neighbours Behind, Landscaped, Underground S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	7-25-3-W5
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC129
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Second Dishwasher		

Nestled in the picturesque community of Harmony, this exceptional property with incredible mountain views and a massive pie shaped lot offers the perfect blend of modern comfort and natural beauty. This thoughtfully designed home features a mix of contemporary aesthetics and classic charm, with high-quality finishes and attention to detail throughout. Large windows throughout the home flood the space with natural light, creating a warm and inviting atmosphere. The foyer greets you with beautiful wide plank wood flooring throughout the main floor and a sliding door that opens up to a private office area with large windows, creating a bright work space. Floor to ceiling windows with remote control blinds and a sleek tiled fireplace are the focus of the elegant family room. The kitchen is elegantly designed, featuring ceiling height cabinetry with gold accents, under-cabinet lighting, a double-oven, TWO Miele dishwashers, a beverage fridge, a range hood, a large island with seating, and coffered ceiling detail in the dining area. Access to the outdoor patio through the 4-panel sliding glass doors off the dining area creates a seamless transition for entertaining. Also on the main floor is a desk area off the kitchen and a mud room with built-in drawers and hooks. Upstairs, the luxurious primary bedroom features a sliding barn door, a spacious walk-in closet with built-ins and windows, and an ensuite with an oversized shower and soaker tub. Both additional oversized kids bedrooms feature vaulted ceilings, walk in closets, and large windows. Also on this floor is a bonus room that offers additional space for a playroom or tv room, as well as a full bathroom and laundry room. Downstairs is the entertainment area, including a bar with a beverage fridge. Also included is a fitness room, and a cozy bedroom and full bathroom, perfect for guests. Enjoy the remarkable

mountain view by the outdoor stone gas fireplace on the partially covered screened-in deck with remote control. Other features to note are the Sonos speaker system in the kitchen, ensuite, and garage, a Kinetico whole house water system, two furnaces, two air conditioners, window coverings throughout, and a sprinkler system on an automated app. Situated on an oversized pie shaped lot with a quiet circular driveway, this property includes a triple car garage with epoxy flooring, offering the option of a workspace. Harmony is renowned for its vibrant community spirit and excellent amenities, including walking trails, parks, lake access, and recreational facilities. This home offers both a peaceful retreat and urban convenience. Discover the exceptional lifestyle this beautiful, amazing property has to offer.