

\$1,695,800 - 39 Prairie Smoke Rise, Rural Rocky View County

MLS® #A2215797

\$1,695,800

5 Bedroom, 4.00 Bathroom, 3,020 sqft
Residential on 0.27 Acres

Harmony, Rural Rocky View County, Alberta

Experience the pinnacle of luxury living in the prestigious lake community of Harmony in Springbank. This extraordinary custom-built Baywest home, backing onto a scenic walking path & private ranch, offers breathtaking panoramic views. Impeccably maintained by the original owners, this two-storey masterpiece features 5 bedrooms + den, oversized 3 car garage, sleek designer kitchen & an expansive outdoor living space within the fully fenced & landscaped pie-shaped backyard. Adding to its curb appeal are the stunning Watts Decorative Outdoor Lights, highlighting the home's architectural elegance. Step inside & be greeted by an extensively upgraded, beautifully appointed interior with a family-friendly layout. The main floor boasts engineered hardwood floors, soaring 9ft ceilings & inviting formal living room adorned with coffered ceilings. The cozy family room - with a striking stone-faced fireplace, flows seamlessly into the open-concept dining room, which opens to the 3-season enclosed sunroom/deck. The gourmet kitchen is a chef's dream, featuring full-height cabinetry, quartz countertops, subway tile backsplash & top-of-the-line stainless steel KitchenAid appliances, including built-in convection oven & gas cooktop. A butler's pantry with built-in desk, walk-in pantry & mudroom with built-in bench provide ample storage & convenience, with direct access to



the oversized 3 car garage. On the air-conditioned upper floor, the owners'™ retreat is a private sanctuary with custom walk-in closet/dressing room complete with organizers & spa-inspired ensuite featuring quartz-topped double vanities, freestanding MAAX tub & glass-enclosed shower. Two additional bedrooms - located in their own separate wing for added privacy, share a family bathroom. Completing the 2nd floor is a fantastic "centralized" bonus room & large laundry room - with private access from the owners'™ suite, equipped with built-in cabinetry & Samsung steam washer & dryer. The fully finished lower level - enhanced by upgraded vinyl plank flooring, offers even more space with two more bedrooms, sleek full bathroom with walk-in shower, rec room & media room with bar & 100inch projection screen with Sony HD projector for the ultimate home entertainment experience. Additional highlights include the dedicated main floor home office with frosted glass French doors, Hunter Douglas blinds, NEST thermostat, aggregate driveway & LaunchPort/SONOS sound system with built-in ceiling speakers in the main living area & deck. The outdoor space features an aggregate concrete patio with gazebo & under-deck storage. This home also has dual-zone heating for year-round comfort on all 3 levels. Nestled in the award-winning master-planned community of Harmony, residents enjoy a wide array of amenities, including 140 acres of freshwater lakes, Harmony Adventure Park, the future Village Centre, Mickelson National Golf Club & is in close proximity to top-rated schools, Springbank Airport, Calaway Park, downtown Calgary & the Rockies.

Built in 2017

Essential Information

MLS® #	A2215797
Price	\$1,695,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,020
Acres	0.27
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	39 Prairie Smoke Rise
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0C5

Amenities

Amenities	Park
Parking Spaces	6
Parking	Aggregate, Garage Faces Side, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Yard, Greenbelt, Landscaped, No Neighbours Behind, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	5
Zoning	R-1
HOA Fees	158
HOA Fees Freq.	MON

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.