

\$1,599,000 - 39 Prairie Smoke Rise, Rural Rocky View County

MLS® #A2241242

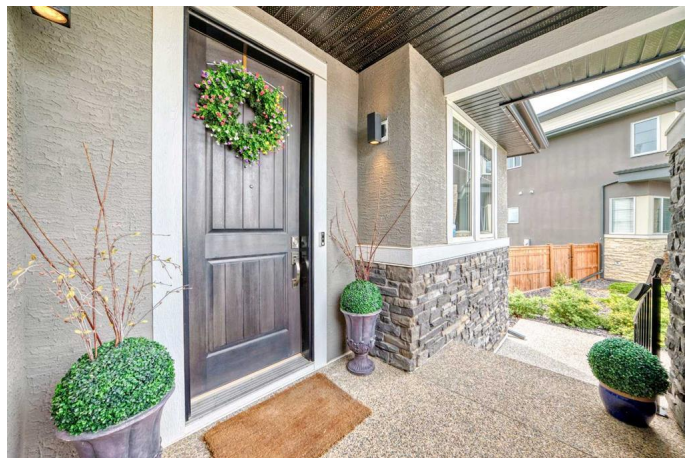
\$1,599,000

5 Bedroom, 4.00 Bathroom, 3,009 sqft
Residential on 0.27 Acres

Harmony, Rural Rocky View County, Alberta

LUXURY, LIFESTYLE, AND

LOCATION—This custom-built Baywest beauty in Harmony offers it all! Backing onto green space/field, this 5-bedroom + den estate home sits on a beautifully landscaped lot with incredible curb appeal, and an oversized triple garage. Step inside to a thoughtfully designed layout featuring hardwood floors, a formal living room with coffered ceilings and a striking stone gas fireplace. Love the outdoors? The enclosed deck overlooks the south-facing backyard perfect for morning coffee or evening unwinding from Spring to Fall. The gourmet kitchen features quartz countertops, full-height cabinetry, high-end KitchenAid appliances, including a 36" 6-burner gas cooktop, and a spacious butler's pantry. A walk-in pantry and custom mudroom with built-ins add everyday convenience. Upstairs, the air-conditioned upper level offers a cozy bonus room, two additional bedrooms, a 4-pc bath, and a large laundry room with direct access to the primary suite (talk about convenience!). The primary bedroom features a spacious walk-in closet with custom organizers, shoe shelves, drawers and a spa-like ensuite with double vanities, a freestanding tub, and a glass shower. The finished basement expands your living space with 2 more bedrooms, a 3-pc bath, a flex room, and a media room with wet bar, 100" projection screen, built-in speakers, and an HD



Sony projector! Outside, enjoy a beautifully landscaped yard with a composite deck, aggregate patio with gazebo, under-deck storage, and lush greenery. Additional highlights include: built-in Sonos sound system, dual-zone heating, Watts perimeter lighting, play structure and access to Harmony's incredible amenities—two lakes, golf, parks, future Village Centre, and easy access to the Rockies. Be sure to ask your Realtor for the full list of features and upgrades—there are too many to list here!

Built in 2017

Essential Information

MLS® #	A2241242
Price	\$1,599,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,009
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	Oversized, Triple Garage Attached, Aggregate, Garage Faces Side
# of Garages	3

Interior

Interior Features	Built-in Features, 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), Bar
Appliances	Convection Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
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, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	5
Zoning	R-1
HOA Fees	158
HOA Fees Freq.	MON

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.