



GRASSROOTS
REALTY GROUP

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713 Grayling Link
Rural Rocky View County, Alberta

MLS # A2217453



\$825,700

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,193 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	8-25-3-W5
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: NA

Like-New Detached Home with Immediate Possession in Prestigious Harmony – A Rare Find! Welcome to your dream home in the award-winning lake community of Harmony, nestled in the stunning foothills of Springbank and just a short drive to the majestic Rocky Mountains. This beautifully upgraded detached home offers the perfect blend of modern luxury, small-town charm, and outdoor lifestyle – and best of all, it's move-in ready with immediate possession! This meticulously maintained property feels brand new and comes fully loaded with high-end upgrades throughout, showcasing contemporary finishes, thoughtful design, and an open-concept layout ideal for both everyday living and entertaining. The bright and spacious kitchen features quartz countertops, upgraded cabinetry, designer lighting, and stainless steel appliances – all included for your convenience. A cozy living area and generous dining space complete the main floor, creating a warm and welcoming environment. Upstairs, you'll find a serene primary retreat with a spa-like ensuite, plus additional well-sized bedrooms and bathrooms that provide ample space for family or guests. The home also includes a washer and dryer, so you can settle in from day one. Enjoy the freedom of a detached double garage, offering plenty of parking and storage space, and take advantage of the opportunity to make the landscaped yard of your dreams – the hard part is done, and now it's your turn to create your outdoor oasis! Located in one of the Calgary region's most sought-after communities, Harmony boasts a picturesque lake, an 18-hole Mickelson National Golf Club, a vibrant community clubhouse, and an unbeatable location close to the mountains, bike paths, and future retail amenities. Whether you're looking to relax by the water, tee off with friends, or explore the great

outdoors, Harmony has it all. Still under new home warranty, this is a fantastic opportunity to own a like-new home without the wait. With immediate possession available, you can move right in and start enjoying life in Harmony today!