



GRASSROOTS
REALTY GROUP

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576 Grayling Bend
Rural Rocky View County, Alberta

MLS # A2224797



\$881,150

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,202 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	8-25-3-W5
Exterior:	Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to The Copeland 2—where modern design meets everyday functionality. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a custom feel. Featuring a full package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. This beautifully crafted home features a rear detached double garage, a bright main floor den, and 8' tall doors throughout the main level for an elevated feel. The executive kitchen impresses with built-in stainless steel appliances, a gas cooktop, waterfall edge island, and a sleek bar fridge—perfect for entertaining. Relax in the great room by the gas fireplace, surrounded by expansive windows. A built-in locker system at the mudroom adds style and function. Upstairs, enjoy a vaulted bonus room, a tray ceiling in the primary bedroom, and a 5-piece ensuite with a standalone tub, tiled walk-in shower, and tiled niche. The main bath features dual sinks, making mornings a breeze. The Copeland 2 delivers smart space, luxury finishes, and timeless comfort. This beautifully crafted home features a rear detached double garage, a bright main floor den, and 8' tall doors throughout the main level for an elevated feel. The executive kitchen impresses with built-in stainless steel appliances, a gas cooktop, waterfall edge island, and a sleek bar fridge—perfect for entertaining. Relax in the great room by the gas fireplace, surrounded by expansive windows. A built-in locker system at the mudroom adds style and function. Upstairs, enjoy a vaulted bonus room, a tray ceiling in the primary bedroom, and a 5-piece ensuite with a standalone tub, tiled walk-in shower, and tiled

niche. The main bath features dual sinks, making mornings a breeze. The Copeland 2 delivers smart space, luxury finishes, and timeless comfort. Photos are representative.