



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**717 Grayling Link**  
**Rural Rocky View County, Alberta**

**MLS # A2233850**



**\$773,800**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,924 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Move into the Willow model by Broadview Homes in the community of Harmony! This 1,860 sq ft home features a durable Hardie Board exterior and an open-concept layout perfect for modern living. The main floor offers a spacious living area with a cozy gas fireplace, a central island kitchen, and a large walk-in pantry. Upstairs includes 3 bedrooms and 2.5 baths, highlighted by a luxurious 5-piece ensuite in the primary bedroom with dual sinks, a soaker tub, and separate shower. Enjoy outdoor living on the 11'x10' rear deck, ideal for entertaining. The 24'x24' detached garage provides ample space for vehicles, storage, or hobbies. Located in Harmony—just minutes from the lake, scenic pathways, golf, and more—this home blends small-town charm with high-end finishes and thoughtful design. Photos are representative.