



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2243047**



**\$810,800**

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Harmony                          |               |                  |
| <b>Type:</b>     | Residential/House                |               |                  |
| <b>Style:</b>    | 2 Storey                         |               |                  |
| <b>Size:</b>     | 2,096 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> | 0.10 Acre                        |               |                  |
| <b>Lot Feat:</b> | Back Lane, Level, On Golf Course |               |                  |

|                    |  |                   |              |
|--------------------|--|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <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>   | Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |                   |              |

**Inclusions:** N/A

Fall in love with this 2033 sqft laned home in the community of Harmony, built by Broadview Homes and ready Fall 2025! This 3-bedroom, 2.5-bath home is packed with upgrades, including a stylish gas fireplace, main floor flex room, and a chef-inspired kitchen with stainless steel appliances, gas range, hood fan, built-in microwave, granite countertops, and 42" upper cabinets with soffit and crown molding to the ceiling. The primary bedroom is a true retreat, featuring a luxurious 5-piece ensuite with double vanity, soaker tub, tiled shower, and a huge walk-in closet. Enjoy 9' basement ceilings for future development potential, plus a large 18'x10' rear deck, 24'x24' garage with 8' door, and concrete walkway. Located in one the most sought-after communities, with lakes, parks, and amenities just steps away. Photos are representative.