



**GRASSROOTS**  
REALTY GROUP

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**256 Grayling Common**  
**Rural Rocky View County, Alberta**

**MLS # A2243229**



**\$1,019,000**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,512 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	DC129
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	hot tub		

Welcome to this stunning Sterling Homes built 4-bedroom, 3.5-bathroom family home located in the heart of Harmony, one of Calgary's most sought-after neighbourhoods known for its strong sense of community and family friendly atmosphere. Situated on a desirable corner lot, this home boasts exceptional curb appeal and thoughtful design throughout. Step inside to an open-concept layout featuring luxury vinyl wood flooring, spacious living and dining area, and large windows that flood the space with natural light. The heart of the home is perfect for both everyday living and entertaining. Upstairs, you'll find a bonus room, 3 generously sized bedrooms, including a comfortable primary suite. The fully finished basement offers extra space for the rec room, home gym, and 4th bedroom. Step outside to unwind in your private hot tub, or make the most of winter with the heated, detached double garage &mdash; ideal for both parking and extra storage. This home truly has it all: comfort, space, and a welcoming community. Harmony is known for all the great activities available such as the community lake, skate park, golf course, Launchpad, walking paths and more! Don't miss your chance to own a beautifully maintained almost new home in Harmony.