



**GRASSROOTS**  
REALTY GROUP

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**592 Grayling Bend**  
**Rural Rocky View County, Alberta**

**MLS # A2257921**



**\$899,470**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,242 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, In Garage Electric Vehicle Charging		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, 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, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Built by a trusted builder with over 70 years of experience, this home is designed with curated, on-trend finishes and smart features for modern living. The exterior features Hardie board and stone on the front and sides, plus a rear 2-car detached garage. Inside, enjoy an executive kitchen with built-in stainless steel appliances, a gas cooktop, fridge with water/ice dispenser, waterfall island, spice kitchen, and walk-in pantry with MDF shelving. The open-to-above great room highlights a floor-to-ceiling tiled fireplace, while the rear deck with BBQ gasline extends your living outdoors. A main floor den with double French doors and a full bedroom with bath add flexibility. Upstairs, a vaulted bonus room and primary bedroom with vaulted ceiling, spa-inspired 5-piece ensuite with in-floor heating, tiled shower, and soaker tub offer luxury. LVP flooring, added windows, and MDF shelving throughout complete this thoughtfully designed home! This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range 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. Photos are representative.