

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

588 Grayling Bend Rural Rocky View County, Alberta

MLS # A2264134



\$841,800

| Division: | Harmony | | | | |
|-----------|-----------------------------------|---------|------------------|--|--|
| Type: | Residential/House | | | | |
| Style: | 2 Storey | | | | |
| Size: | 2,359 sq.ft. | Age: | 2025 (0 yrs old) | | |
| Beds: | 3 | Baths: | 2 full / 1 half | | |
| Garage: | Double Garage Detached, Oversized | | | | |
| Lot Size: | 0.10 Acre | | | | |
| Lot Feat: | Back Lane, Bac | ck Yard | | | |

| Heating: | Forced Air, Natural Gas | Water: | Public |
|-------------|---------------------------------------|------------|--------------|
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Stone, Wood Frame | Zoning: | DC-129 VR-2 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: N/A

Contemporary sophistication meets everyday living in this 2,359 sq. ft. home in Harmony. The three-bedroom, two-and-a-half-bath layout is thoughtfully planned and finished with elevated interior selections. A generous main-floor office supports work-from-home days, while the living room is anchored by a stylish gas fireplace. The bright white kitchen and dining area flow together for effortless entertaining. Quality finishes run throughout, with a stainless-steel appliance package that includes a gas range, dishwasher, hood fan, and built-in microwave. Upstairs, a versatile bonus room makes a perfect media lounge or play area. The primary suite is a true retreat, complete with a spa-inspired ensuite featuring a beautiful walk-in shower and a large walk-in closet. Convenience continues in the dedicated laundry room with upper cabinetry and a folding counter above the washer and dryer. The unfinished basement is a blank canvas for additional living space and is roughed-in for a future bathroom. Outdoor details include an exposed-aggregate walkway and a stamped-concrete front entry. Parking and storage are easy with the oversized 24' x 22' double garage with large 18x8' door. Extras include: 200 AMP Service, 2 stage furnace, 9' basement ceiling height, Granite counters, and a fibre glass front door. Set within Harmony, one of the most sought-after lake communities, you are just minutes from parks, pathways, golf, lakes, and quick mountain access.