



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2264134**



**\$794,800**

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

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	DC-129 VR-2
<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

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.