



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

MLS # A2264134



\$794,800

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