



**GRASSROOTS**  
REALTY GROUP

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**729 Grayling Link**  
**Rural Rocky View County, Alberta**

**MLS # A2264513**



**\$785,800**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,082 sq.ft.	<b>Age:</b>	2025 (0 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, Rectangular Lot		

<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>	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

OPEN HOUSE SATURDAY 2-4PM \*\*\* Brand new and move-in ready! This 2,082 sq. ft. Broadview Homes build blends timeless style with thoughtful upgrades. The main floor offers a flexible front room ideal for an office and a sunlit living room with a stylish gas fireplace. The bright white kitchen features quartz counters and 42" upper cabinets finished to the ceiling with crown moulding. The stainless-steel appliance package includes a gas range, dishwasher, hood fan, and built-in microwave. A large walk-in pantry keeps everyday essentials organized. Upstairs you'll find three bedrooms and two baths, including a primary retreat with a walk-in closet with a window and a luxurious 5-piece ensuite with double vanity, soaker tub, and roomy tiled shower. The lower level features 9' ceilings and is unfinished, ready for your design, with rough-in for a future bathroom. The west-facing backyard offers a 10' x 18' deck and a concrete sidewalk to the oversized double garage, providing ample parking and storage. Additional perks include rough-in for central vacuum. Set within Harmony, a sought-after lake community and bedroom community of Calgary, you are moments from parks, pathways, golf, and everyday amenities.