



GRASSROOTS
REALTY GROUP

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729 Grayling Link
Rural Rocky View County, Alberta

MLS # A2264513



\$753,800

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,082 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, Rectangular Lot		

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

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.