



256 Grayling Common
Rural Rocky View County, Alberta

MLS # A2293552



\$998,900

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,515 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Hot Tub		

OPEN HOUSE Sunday March 22nd, 12:00-2:00. Welcome to this stunning, like new home in the award winning community of Harmony, located just 8 minutes west of Calgary. Set in the heart of Springbank, Harmony offers an exceptional lifestyle with a sparkling lake, world class golf, and breathtaking Rocky Mountain views. Situated on a desirable corner lot, this home offers incredible curb appeal with a spacious front porch that welcomes you into a bright and inviting foyer. The main level features an open concept floorplan with luxury vinyl plank flooring throughout, creating a seamless and modern flow. The living room is warm and inviting with a gas fireplace, while the expansive dining area includes additional built in cabinetry for extra storage and function. The kitchen is a true highlight, complete with a large island, stainless steel appliances, built in oven, gas cooktop, bar fridge, and a walk in pantry, perfect for both everyday living and entertaining. The rear mudroom leads to the backyard, featuring a deck, hot tub, and gate access for additional parking. A half bathroom completes this level. Upstairs, you will find a spacious bonus room filled with natural light, enhanced by extra windows thanks to the corner lot. The primary retreat is oversized and features a luxurious 5 piece ensuite and a massive walk in closet that connects directly to the upper level laundry room. Two additional bedrooms and a full 4 piece bathroom complete this level. The fully finished basement provides even more living space with a large recreation area ideal for a home gym or office, an additional bedroom, and a 3 piece bathroom. The double detached oversized heated garage offers plenty of room for vehicles, storage, or a workspace. With an abundance of windows throughout, this home is bright, airy, and beautifully maintained. A perfect combination of style, function, and

location in one of the most sought after communities just outside of Calgary. Check out the 3D tour, and book your private viewing today!