



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

**MLS # A2174742**



**\$868,400**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,254 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	8-25-3-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Introducing the Olivia by Sterling Homes! This stunning 2,200 sq. ft. home offers 3 bedrooms, 2.5 bathrooms, and a 2-car garage. The Craftsman elevation with James Hardie siding adds timeless charm. Inside, 9' ceilings on the main floor and basement create spaciousness. The executive kitchen features a gas range, hood fan, built-in wall oven and microwave, French door fridge with waterline, and a walk-through pantry. Thoughtful touches like pots & pans drawers, under-cabinet lighting, and quartz countertops elevate its appeal. The main floor includes a gas fireplace with tile face, paint-grade railing, and a mudroom with a bench and coat rack system. Upstairs, enjoy a vaulted ceiling in the bonus room and a tray ceiling in the primary bedroom. The 5piece ensuite includes in-floor heating, a tiled shower with a bench, a glass barn door, a soaker tub, dual sinks, and a private WC. Includes BBQ gas line, 3ple-pane windows, and tiled floors in bathrooms and laundry. Photos are representative.