



713 Grayling Link
Rural Rocky View County, Alberta

MLS # A2184254



\$847,800

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,193 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	8-25-3-W5
Exterior:	Wood Frame	Zoning:	DC129
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 713 Grayling Link, Where Elegance Meets Functionality in Perfect "Harmony." This exceptional home, built by Daytona Homes, is a true masterpiece, nestled within the picturesque Harmony community. Offering the perfect blend of luxury, practicality, and serene surroundings, this residence stands out in both design and location. As you arrive, the expansive true double-car garage immediately captures attention. A rare find in today's market, it provides ample space for multiple vehicles, as well as extra storage for recreational gear, making it an ideal solution for those who value convenience and style. Inside, the open and thoughtfully designed layout caters to modern living. The heart of the home is the beautifully appointed kitchen, which boasts a large central island perfect for meal prep and entertaining. With built-in oven and microwave, this kitchen is both functional and stylish, ideal for cooking enthusiasts and casual chefs alike. One of the standout features of this home is the private den, an ideal space for a home office, study, or quiet retreat. As remote work becomes increasingly important, this room offers a dedicated, comfortable space to work from home. The great room on the main floor invites relaxation, with a cozy fireplace as its centerpiece. Upstairs, a separate family room provides additional space for everyone to relax and enjoy. Also the second level features three spacious bedrooms, including a luxurious primary suite with a walk-in closet (complete with a laundry shoot) and a private ensuite. Your spa-like retreat includes a freestanding soaking tub, dual sinks, and plenty of room to unwind after a long day. The unfinished basement offers plenty of potential for future customization, whether you need more living space or extra storage. Outside, the Harmony community is your gateway to nature and tranquility, with a quick walk to serene

lakes, a golf course, and a wealth of other outdoor activities. At 713 Grayling Link, you're not just buying a home you're embracing a lifestyle.