



517 Grayling Bend
Rural Rocky View County, Alberta

MLS # A2186312



\$868,400

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,254 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	8-25-3-W5
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

The Olivia model features James Hardie siding and offers 9' ceilings on both the main floor and basement. The executive kitchen is a chef's dream with a gas cooktop, hood fan, built-in wall oven and microwave, French door fridge with waterline, built-in bar fridge, and a walk-through pantry. Extra pots & pans drawers and under-cabinet lighting add convenience. Quartz countertops with undermount sinks are found throughout, and additional triple-pane windows enhance energy efficiency. The main floor is highlighted by a gas fireplace with a floor-to-ceiling tile face. A vaulted ceiling graces the bonus room, and a tray ceiling adds elegance to the primary bedroom. The 5-piece ensuite with in-floor heat features a soaker tub, dual sinks, private WC, fully tiled shower with bench, niche, and glass barn door. A gas line for the BBQ, tiled flooring in upper floor bathrooms and laundry room, and a mudroom locker system complete this home. Photos are representative.