



**GRASSROOTS**  
REALTY GROUP

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**228 Grayling Common**  
**Rural Rocky View County, Alberta**

**MLS # A2211656**



**\$849,900**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,936 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Private
<b>Floors:</b>	Ceramic Tile, 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>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub		

**Inclusions:** Small freezer in basement, TV Mount above fireplace.

Looking for a Crisp white interior finish with a splash of color or perhaps you love your cars and need a place to store them? This home offers just that! The main floor offers 9ft ceilings throughout with 8ft doors and open concept giving it a very airy feeling while allowing in all the natural light provided by the numerous large windows. Cozy up by the fireplace in the living room or cook up a storm with the 5 burner gas cooktop while company sits and is being entertained on the 10ft Island. The main floor also offers a den large enough to be used as a bedroom, The mudroom comes with a built-in bench and hooks for extra coats. The second floor offers 3 bedrooms, full washroom, laundry closet and a bonus room. The Primary has a large walk-in closet and ensuite with its stand alone tub perfect for soaking in after a long day of work or if you're in for a quick shower it also offers a well sized glass shower. For our car enthusiast this home comes with a triple detached garage and an oversized apron for additional parking. Nestled in an idyllic community of Harmony, it offers an array of on-site amenities designed for both relaxation and convenience. Savor delicious meals at the restaurant, grab a quick pick-me-up at the cozy coffee shop, or stock up on essentials at the nearby liquor store. Families will appreciate the child care facilities and the dental office close by, making healthcare and childcare simple and accessible. Residents enjoy easy access to a pristine golf course and scenic walking paths, perfect for morning strolls or evening runs. The community offers 40 acres of lake, giving it peaceful waterfront views and a private beach for relaxing by the water, for those with a love of adventure that also enjoy water activities, ensuring every day feels like a vacation.

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