



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

80 Grayling Road
Rural Rocky View County, Alberta

MLS # A2290202



\$1,099,900

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,975 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air	Water:	Public
Floors:	Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC 129
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to this thoughtfully designed 2024-built, 1,975 ft²; LIKE-NEW home offering 4 bedrooms, 4 bathrooms, and finished with PREMIUM UPGRADES throughout. The striking kitchen features matte black cabinetry, a matte quartz island, JennAir appliances including an integrated refrigerator, and a sleek modern aesthetic that anchors the main living space. Warm hardwood floors run throughout the home, including the staircase, creating a seamless and elevated feel. The inviting living room is centred around an oversized gas fireplace with a maple mantle and showcases expansive green views that stretch as far as the eye can see. Built-in speakers throughout the home add to the comfortable and modern living experience. Upstairs, the second floor offers a bonus room, two additional bedrooms, and a beautifully appointed five-piece ensuite in the primary retreat featuring a floating double vanity and refined finishes. The laundry room is thoughtfully designed for convenience with access from both the primary walk-in closet and the main hallway. The fully finished basement features impressive 10-foot ceilings, plush carpet, an additional bedroom, and a four-piece bathroom, creating the perfect extension of living space. Outdoor living is equally impressive on this premium lot with a covered composite deck backing onto green space, where a back gate provides direct access to the walking path and gorgeous morning sunrises over the golf course. Additional highlights include power blinds throughout, reverse osmosis water system, central air conditioning, and a water softener. The garage is equally impressive with a 10-foot door, 12-foot ceilings for additional storage, and an EV charger already installed. An aggregate driveway and walkway enhance the home's beautiful curb appeal. Ask your agent for a full list of upgrades

and features!