



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2302454**



**\$1,250,000**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,714 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<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, Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** Shed, Hot Tub

Welcome to an architecturally inspired Organic Modern residence in the award-winning lake community of Harmony—where elevated design meets an unmatched lifestyle just minutes west of Calgary. Enjoy quick access to the city, the renowned Mickelson National Golf Club, and a growing collection of amenities including the lake, beach, pathways, parks, and future village centre—offering a rare blend of recreation, convenience, and community. This modern transitional home offers over 2,700 sq ft of thoughtfully curated living space, combining clean architectural lines with warm, organic finishes. From the moment you arrive, the herringbone brick walkway, soft neutral palette, and striking black-framed windows set the tone for what’s inside. Step into a light-filled interior defined by wide plank natural white oak flooring, soaring ceilings, and custom archways that soften the modern aesthetic and create a sense of flow throughout. The main floor features a stylish front office/den, perfect for working from home, while the open-concept living space is both refined and inviting. At the heart of the home is a stunning designer kitchen that perfectly captures today’s most sought-after style—featuring marble backsplash, marble and honed quartz surfaces, panel-ready appliances, and an induction cooktop with a concealed hood fan. A thoughtfully designed coffee bar and walk-through pantry connect seamlessly to the mudroom, where custom cabinetry and chevron brick flooring elevate everyday function with designer flair. Upstairs, the home continues to impress with 4 spacious bedrooms plus a lofted bonus room with a half-vault ceiling, creating a bright and airy retreat. The primary suite is a true sanctuary, complete with custom drapery and a spa-inspired ensuite featuring floating vanities, wall-mounted

faucets, a freestanding soaker tub with bath filler, and a large glass-encased marble shower. The main bathroom is ideal for family living, offering a smart layout with a separate vanity area from the water closet. Every detail has been carefully selected&mdash;from champagne bronze hardware and custom lighting to elevated millwork, trim, and finishes throughout&mdash;creating a cohesive, high-end aesthetic that feels both modern and timeless. Outdoor living is equally impressive with a composite deck (with storage below), stone patio, and hot tub, plus gas lines to the deck, patio, and garage&mdash;perfect for entertaining year-round. Additional features include hot and cold exterior taps, Gemstone permanent soffit lighting, a reverse osmosis system, and a sunshine basement filled with natural light and ready for future development. Sod will be completed as weather permits. Complete with a double attached garage and located in one of the most desirable communities in the Calgary area, this home offers a rare opportunity to own a design-forward, move-in ready property in Harmony. Modern. Warm. Effortlessly elevated.