



56 Grayling Road
Rural Rocky View County, Alberta

MLS # A2305895



\$1,299,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,831 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Welcome to an exceptional luxury home in the award-winning community of Harmony, offering over 4,000 sq ft of fully finished living space and a premium setting that truly delivers the lifestyle this community is known for. Perfectly positioned with an east-facing backyard, this home backs onto a peaceful walking path and Mickelson National Golf Club, creating a rare blend of privacy, views, and year-round recreation right outside your door. Inside, you’ll love the bright, upscale feel with 9’ ceilings on the main floor and in the basement, rich engineered hardwood flooring, and a stunning open-concept layout anchored by a feature gas fireplace in the living room. The main floor is both functional and elegant, featuring a formal dining room, an impressive chef’s kitchen with a high-end gas cooktop, built-in oven and microwave, a large granite island, and a convenient walk-through pantry that connects seamlessly to the rest of the home, ideal for busy families and effortless entertaining. Upstairs, the upper level is designed with comfort in mind, featuring three spacious bedrooms, each with its own walk-in closet, plus two full bathrooms and a highly desirable upper-level laundry room. The fully finished basement expands your living space beautifully with two additional bedrooms, a full bathroom, and a stylish entertaining area complete with a granite-topped basement bar, perfect for movie nights, hosting friends, or creating a private guest retreat. You will love the heated garage to guard against the unpredictable Calgary weather. Step outside to enjoy your large upgraded deck and the morning sun in the east-facing backyard, with direct access to the walking path, perfect for peaceful strolls, biking, and enjoying everything Harmony has to offer. You’re close to Harmony Lake, the popular Harmony Adventure Park, excellent

public and private schools, shopping, dining, and major routes make commuting to Calgary, the mountains, or Cochrane easy and efficient. **Some images have been virtually/digitally staged to illustrate possible furnishings and layout.