



568 Grayling Bend
Rural Rocky View County, Alberta

MLS # A2309092



\$879,000

Division:	Harmony		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,369 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	Electric heater in garage		

Welcome to this exceptional bungalow in the award-winning community of Harmony, where modern luxury and natural beauty come together to create an unparalleled lifestyle. Situated on a spacious corner lot just west of Calgary, this stunning home offers the perfect balance of comfort, style, and functionality. From the moment you arrive, the impressive curb appeal and thoughtfully designed exterior make a lasting impression. The insulated and heated detached triple-car garage is a standout feature, complete with epoxy flooring and upgraded lighting—ideal for secure parking, storage, or a workshop space. Inside, the bright and airy open-concept layout is enhanced by soaring vaulted ceilings and expansive windows that fill the home with natural light. Offering 3 bedrooms in total, including a luxurious primary retreat, this home is designed for both everyday living and effortless entertaining. The primary suite is a true sanctuary, featuring a spa-inspired ensuite with dual vanities, a freestanding soaker tub, and a beautifully tiled oversized shower. The chef-inspired kitchen is the heart of the home and sure to impress with its massive centre island, gas cooktop, upgraded cabinetry, built-in garbage and recycling pull-outs, and a refrigerator with a self-filling water dispenser. The seamless flow into the dining and living areas creates an inviting atmosphere for gatherings of any size. The spacious living room features a cozy fireplace, while the generous dining area offers plenty of room for hosting family and friends. A versatile main-floor den provides the perfect space for a home office, library, or quiet retreat. The fully finished basement with 9-foot ceilings expands the living space beautifully, offering two additional bedrooms and a large family/games room—perfect for movie nights, entertaining guests, or relaxing with the family. Outside, the expansive rear deck

spans the full width of the home, creating an incredible outdoor living space. Additional upgrades include automated blinds, phantom screen doors at the front and back, a new ceiling fan, and included washer and dryer. The corner lot also provides the flexibility for RV parking or additional recreational vehicle storage. Living in Harmony means embracing a lifestyle centred around recreation and connection. Enjoy access to beautiful lakes, scenic walking and biking paths, and exceptional amenities, all just moments from Mickelson National Golf Club and LaunchPad. This remarkable property offers luxury living in one of the Calgary area's most sought-after communities. Don't miss your opportunity to make it yours—schedule your private viewing today and discover everything Harmony has to offer.