



**GRASSROOTS**

REALTY GROUP

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**576 Grayling Bend  
Rural Rocky View County, Alberta**

**MLS # A2310559**



**\$849,900**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,204 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Not applicable

\* SEE VIDEO \* Welcome to this stunning home in the award-winning community of Harmony &mdash; where modern luxury, smart design, and natural beauty come together to create an exceptional lifestyle just west of Calgary. Recently built by Sterling Homes, this beautifully crafted home blends designer finishes with everyday functionality for a truly elevated living experience. Inside, the bright and open layout is designed for both comfortable living and effortless entertaining. The kitchen is the heart of the home, featuring built-in stainless steel appliances, a gas cooktop, waterfall-edge island, sleek bar fridge, and expansive cabinetry. The great room is anchored by a cozy gas fireplace and surrounded by large windows that fill the home with natural light. The main floor den offers flexibility for a home office or quiet retreat. Thoughtful details throughout include &rsquo; interior doors, a built-in mudroom locker system and open roller blinds. Upstairs, a vaulted bonus room creates the perfect secondary living space, while the spacious primary bedroom is elevated by a tray ceiling and a luxurious 5-piece ensuite featuring a standalone tub, tiled walk-in shower, and dual vanities. Two additional well-proportioned bedrooms, a thoughtfully designed main bathroom with dual sinks and a laundry room with a convenient washer/dryer combo complete the upper level, offering a layout that&rsquo;s both functional and ideal for families. Outside, enjoy a fully fenced yard, concrete patio, and an oversized detached double garage &mdash; all designed for added convenience. Located in one of the Calgary area&rsquo;s most sought-after communities, residents of Harmony enjoy access to beautiful lakes, scenic walking and biking pathways, and outstanding amenities, all minutes from Mickelson National Golf Club and LaunchPad. This is your opportunity to experience luxury

living surrounded by nature, recreation, and community. Book your private viewing today!