



**313 Grayling Manor**  
**Rural Rocky View County, Alberta**

**MLS # A2311705**



**\$899,000**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,150 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<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>	Composite Siding, Stone	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	N/A		

OPEN HOUSE May 16 & May 17 from 2pm-4pm. Imagine pulling into your double front attached garage after a long day and instantly feeling at home the moment you walk through the door. Located in the beautiful community of Harmony, this home was designed for real life while still feeling elevated in every way. Your mornings start in the stunning chef’s kitchen with coffee brewing, sunlight pouring through the windows, and plenty of space for everyone to gather before the day begins. The induction cooktop and sleek stainless steel appliance package make cooking feel effortless whether you are making quick weekday breakfasts or hosting family and friends on the weekend. The walk through pantry makes grocery runs easy and keeps everything tucked away and organized. The dining area is spacious and welcoming, with easy access to the deck and backyard. In the summer you can picture BBQs with friends, kids running around outside, and quiet evenings sitting on the deck after the day winds down. The living room feels warm and comfortable with a beautiful gas fireplace that naturally becomes the heart of the home during colder months. A main floor office gives you the flexibility for working from home, helping with homework, or simply having a quiet space to focus. The thoughtfully placed 2 piece bathroom adds convenience for guests and everyday living. Upstairs, the bonus room creates the perfect second living space. It could easily become the movie room, kids play area, or the spot where everyone gathers at the end of the night. Two spacious bedrooms and a full 4 piece bathroom give everyone their own comfortable space. The primary suite feels like a true retreat. There is more than enough room to create your own relaxing escape at the end of the day, complete with a beautiful 5 piece ensuite and walk in closet that makes busy

mornings feel organized and easy. The fully developed basement offers incredible flexibility with its own separate side entrance. Whether you have older kids wanting more independence, elderly parents living with you, a live in caregiver, or extended family visiting for longer stays, the setup works beautifully. With two spacious bedrooms, a full bathroom, family room, and separate kitchenette space, it gives everyone room to feel comfortable while still feeling connected to the home. This is the kind of home where everyday moments feel special. From slow weekend mornings in the kitchen to evenings spent around the fireplace or summers out in the backyard, it is easy to picture yourself building your life here. \*\*\*Some images have been virtually staged