



GRASSROOTS
REALTY GROUP

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439 Grayling Lane
Rural Rocky View County, Alberta

MLS # A2320594



\$1,364,000

Division:	Harmony		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,698 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Level, No Back Lane, No		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	DC129
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bidet, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Curtains, Alarm Hardware, Basement Dishwasher, Basement Bar Fridge, Foam Flooring in Gym, Living Room TV & Mount, TV mounts x2, Garage Wall Rack, En-suite Bidet.

Welcome to an architectural masterpiece on Grayling Lane in Harmony, perfectly situated to capture spectacular views of the pond and lake. This south-backing luxury bungalow seamlessly blends sophisticated design with everyday functionality, offering an open floor plan framed by expansive, triple-pane windows that flood the home with natural light. The main level sets an immediate tone with soaring nine-foot ceilings, eight-foot doors, & a striking contemporary aesthetic highlighted by dramatic vaulted ceilings & exposed beams. The upscale vibe is further elevated by upgraded all-black doors, vent covers, & matching hardware throughout. At the heart of the home is a chef's haven, anchored by a waterfall quartz island & premium, black stainless steel Bosch appliances, including a gas range, a built-in wall oven & microwave oven, & a sleek black Silgranit sink. Thoughtful luxuries, including a hidden step ladder & a hidden pantry equipped with motion-activated lighting & an electrical outlet for hidden appliances. The adjacent living area centers around a cozy gas fireplace, offering the perfect vantage point to gaze through the glass deck railings out to the views. This main floor also boasts a dedicated home office, a functional mudroom with a custom built-in bench & storage, a stylish powder room featuring motion-activated under-sink lighting with a stunning black toilet, & a dedicated laundry room with a premium Samsung washer & dryer with extra storage shelving. The main-floor primary retreat serves as a private sanctuary showcasing a custom black feature wall with integrated floating bedside tables. A chic barn door glides open to reveal a spa-like ensuite, complete with dual quartz vanities, sunken area for a make-up station, a standalone soaking tub, a custom steam shower designed for ultimate relaxation & heated flooring. The custom closet is a

dream, thoughtfully laid out for organizing. Downstairs, the fully developed lower level boasts nine-foot ceilings & is designed for entertainment & wellness. A recreation room features a full kitchenette & bar. The dedicated home gym & space for a sauna, both beautifully finished in sophisticated herringbone luxury vinyl plank flooring. This level is completed by three generously sized bedrooms, & two beautifully appointed four-piece bathrooms featuring quartz countertops + heated floors. Every detail of this home's beauty is matched by its mechanical integrity, featuring a dual-zone furnace, a 50-gallon high-efficiency hot water tank, a Lifebreath HRV system, & a 200-amp electrical panel. The garage is oversized & gas-heated with an Epoxy floor to finish it off. Life in Harmony offers an unmatched lifestyle with a recreational lake, sandy beach, and winter ice ribbon. Golfers are steps from Mickelson National Golf Course & LaunchPad driving range. Stay active with 25+ km of pathways and an Adventure Park featuring a pump track and dog park.