



GRASSROOTS
REALTY GROUP

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317 Grayling Manor
Rural Rocky View County, Alberta

MLS # A2335549



\$1,098,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,646 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC-129
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 317 Grayling Manor, a beautifully appointed Harmony home offering 3,685 sqft of thoughtfully designed living space, with 4 bedrooms upstairs, a fully developed basement and an attached, widened garage. Quietly positioned on a desirable street, this nearly new home delivers the space, sophistication and functionality today's buyers are looking for, without the wait of a new build. Inside, all floors feature hardwood flooring, 9' ceilings, and on the main an extended dining area, an upgraded and extended kitchen with premium cabinetry, stone countertops, KitchenAid appliances, a Faber hood fan and an oversized island. The open-concept design flows effortlessly into the living and dining spaces, with motorized blinds in the living room and large windows bringing in abundant natural light. Upstairs, four generously sized bedrooms offer exceptional space, with walk-in closets and custom MDF shelving throughout. The primary retreat is especially impressive with a vaulted ceiling, spa-inspired ensuite featuring a freestanding soaker tub and a large shower with built-in bench, plus custom closet built-ins. A spacious laundry room with extended cabinetry and stainless steel sink adds everyday convenience. The professionally finished lower level adds another 1040 sqft of living space, including a large recreation room, additional bedroom and 3-piece bathroom, with a wet bar sink rough-in ready for future customization. Additional upgrades include central A/C, zoned furnace, Ecobee thermostat, water softener, upgraded boiler/hot water system, interior doors, upgraded lighting and plumbing selections, pocket doors, a main-floor office with French doors and hardwood flooring and extensive built-in storage. Outside, enjoy a rear Trex deck with gas line, concrete patio and convenient storage beneath the deck.

The widened garage provides additional room for vehicles and gear, while thoughtful details such as a garage gas line, future solar conduit and upgraded architectural elevation complete the package. A rare opportunity to own a sophisticated, extensively upgraded home in Harmony, where thoughtful design meets effortless everyday living.