



GRASSROOTS
REALTY GROUP

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549 Grayling Bend
Rural Rocky View County, Alberta

MLS # A2337748



\$925,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,251 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC129
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island		

Inclusions: N/A

From the beautifully established landscaping and tree lined yard to the exceptional garage, elevated finishes and sweeping mountain views, this Harmony residence has been thoughtfully designed for the way you want to live. Set on a quiet, fully developed street close to Harmony's pathways, parks and open spaces, this home offers a rare combination of polish and everyday functionality. The exterior immediately makes an impression with extensive, mature landscaping that has been carefully designed to be both beautiful and low maintenance. A large driveway provides plenty of parking, while the backyard creates an exceptional setting for entertaining, complete with a dedicated fire pit area, generous outdoor living space, mature trees, two gas lines and convenient under deck storage. Inside, the kitchen is beautifully appointed with an impressive collection of premium appliances, including a Wolf gas cooktop, built-in wall oven, built in microwave and Miele dishwasher. Reverse osmosis is connected to both the kitchen sink and refrigerator. Luxury vinyl plank flooring, wide stairwells, a gas fireplace, water softener and air conditioning add to the comfort and elevated feel of the main living spaces. Upstairs, mountain views become part of the experience, with views from the bedrooms and an exceptional bonus room overlooking the Rockies. The primary retreat features blackout blinds, while the bathrooms offer double sinks and thoughtful finishes throughout. Then, the garage. This is not your standard attached double garage. Finished with a high lift garage door, a negotiable Lift King vehicle lift, slat wall storage and stipple ceiling, it has been exceptionally outfitted for car enthusiasts, collectors or anyone who simply appreciates a truly functional garage. With an established, private yard, extensive landscaping, exceptional outdoor entertaining space, premium appliances,

mountain views and a garage that takes functionality to another level, this is a Harmony home that delivers well beyond the expected.