



GRASSROOTS
REALTY GROUP

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435 Grayling Lane
Rural Rocky View County, Alberta

MLS # A2347344



\$1,329,900

Division:	Harmony		
Type:	Residential/House		
Style:	Bungalow-Villa		
Size:	1,676 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Silent Floor Joists, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Luxury Bungalow Living on Grayling Lane. This is the former Show Home offering breathtaking views of the park and open space behind you all within short walking distance to Michelson National Golf Course, the LaunchPad and the Lake. This south-facing residence offers an open floor plan with expansive windows and 9-foot Lift and Slide Patio Doors, providing an uninterrupted panorama of the natural beauty that surrounds this home. The chef's kitchen, adorned with high beamed ceilings, upgraded appliances, and a hidden pantry, overlooks the park, making it a culinary haven. The main floor boasts a laundry room, a stunning Primary Retreat, a half bath, a mudroom, and an office, creating a seamless blend of elegance and functionality. The primary owner's suite is bathed in abundant natural light, offering a captivating view of the park. Enjoy the luxury ensuite featuring an oversized shower adorned with bold tiles and a refreshing rain shower. The wide - shallow lots afford the opportunity for 1675 sq ft main floors with 1337 sq ft development down, ensuring ample space for comfortable living. Full development downstairs includes a spacious recreation room with a kitchenette, a wine room, a gym, two full baths, and three generously sized bedrooms. The garage is completely finished including epoxy floors and an 18ft door for easy maneuvering. If you've been searching for an extraordinary bungalow, Grayling Lane is the epitome of refined living.