

\$849,500 - 517 Grayling Bend, Rural Rocky View County

MLS® #A2186312

\$849,500

3 Bedroom, 4.00 Bathroom, 2,254 sqft
Residential on 0.11 Acres

Harmony, Rural Rocky View County, Alberta

The Olivia model features James Hardie siding and offers 9' ceilings on both the main floor and basement. The executive kitchen is a chef's dream with a gas cooktop, hood fan, built-in wall oven and microwave, French door fridge with waterline, built-in bar fridge, and a walk-through pantry. Extra pots & pans drawers and under-cabinet lighting add convenience. Quartz countertops with undermount sinks are found throughout, and additional triple-pane windows enhance energy efficiency. The main floor is highlighted by a gas fireplace with a floor-to-ceiling tile face. A vaulted ceiling graces the bonus room, and a tray ceiling adds elegance to the primary bedroom. The 5-piece ensuite with in-floor heat features a soaker tub, dual sinks, private WC, fully tiled shower with bench, niche, and glass barn door. A gas line for the BBQ, tiled flooring in upper floor bathrooms and laundry room, and a mudroom locker system complete this home.

Built in 2024

Essential Information

MLS® #	A2186312
Price	\$849,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	2,254
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	517 Grayling Bend
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z0H6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard

Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 9th, 2025
Days on Market	83
Zoning	R-G
HOA Fees	1560
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
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