

# \$849,900 - 228 Grayling Common, Rural Rocky View County

MLS® #A2211656

**\$849,900**

3 Bedroom, 3.00 Bathroom, 1,936 sqft  
Residential on 0.00 Acres

Harmony, Rural Rocky View County, Alberta

Looking for a Crisp white interior finish with a splash of color or perhaps you love your cars and need a place to store them?

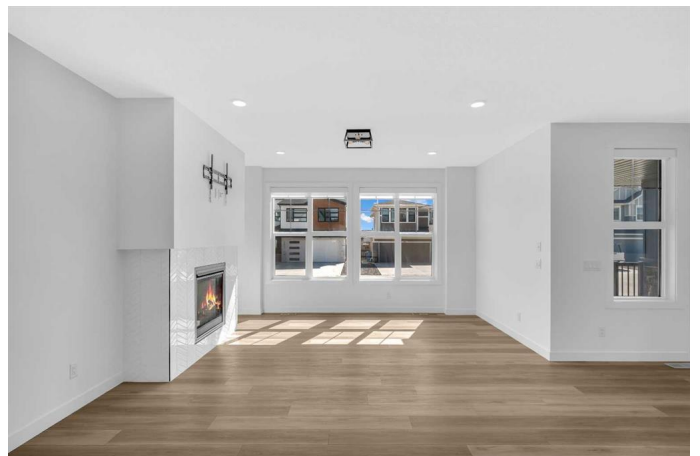
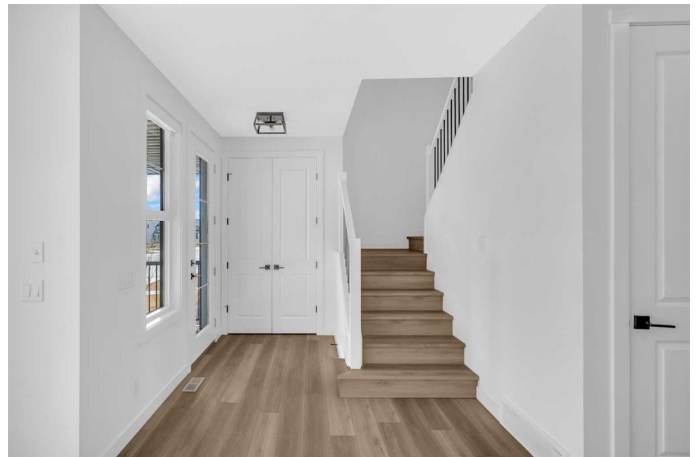
This home offers just that!

The main floor offers 9ft ceilings throughout with 8ft doors and open concept giving it a very airy feeling while allowing in all the natural light provided by the numerous large windows. Cozy up by the fireplace in the living room or cook up a storm with the 5 burner gas cooktop while company sits and is being entertained on the 10ft Island. The main floor also offers a den large enough to be used as a bedroom, The mudroom comes with a built-in bench and hooks for extra coats.

The second floor offers 3 bedrooms, full washroom, laundry closet and a bonus room. The Primary has a large walk-in closet and ensuite with its stand alone tub perfect for soaking in after a long day of work or if you're in for a quick shower it also offers a well sized glass shower.

For our car enthusiast this home comes with a triple detached garage and an oversized apron for additional parking.

Nestled in an idyllic community of Harmony, it offers an array of on-site amenities designed



for both relaxation and convenience. Savor delicious meals at the restaurant, grab a quick pick-me-up at the cozy coffee shop, or stock up on essentials at the nearby liquor store. Families will appreciate the child care facilities and the dental office close by, making healthcare and childcare simple and accessible. Residents enjoy easy access to a pristine golf course and scenic walking paths, perfect for morning strolls or evening runs. The community offers 40 acres of lake, giving it peaceful waterfront views and a private beach for relaxing by the water, for those with a love of adventure that also enjoy water activities, ensuring every day feels like a vacation.

Built in 2022

### **Essential Information**

MLS® #	A2211656
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,936
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	228 Grayling Common
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3B 0M5

## Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Triple Garage Detached
# of Garages	3

## Interior

Interior Features	Bathroom Rough-in, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub
Appliances	Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	4
Zoning	R1
HOA Fees	137
HOA Fees Freq.	MON

## Listing Details

Listing Office	CIR Realty
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