

\$829,700 - 713 Grayling Link, Rural Rocky View County

MLS® #A2184254

\$829,700

3 Bedroom, 3.00 Bathroom, 2,193 sqft

Residential on 0.11 Acres

Harmony, Rural Rocky View County, Alberta

OPEN HOUSE FRI SAT APRIL 18/19 2-4

!!Welcome to 713 Grayling Link, Where Elegance Meets Functionality in Perfect "Harmony." This exceptional home, built by Daytona Homes, is a true masterpiece, nestled within the picturesque Harmony community. Offering the perfect blend of luxury, practicality, and serene surroundings, this residence stands out in both design and location. As you arrive, the expansive true double-car garage immediately captures attention. A rare find in today's market, it provides ample space for multiple vehicles, as well as extra storage for recreational gear, making it an ideal solution for those who value convenience and style. Inside, the open and thoughtfully designed layout caters to modern living. The heart of the home is the beautifully appointed kitchen, which boasts a large central island perfect for meal prep and entertaining. With built-in oven and microwave, this kitchen is both functional and stylish, ideal for cooking enthusiasts and casual chefs alike. One of the standout features of this home is the private den, an ideal space for a home office, study, or quiet retreat. As remote work becomes increasingly important, this room offers a dedicated, comfortable space to work from home. The great room on the main floor invites relaxation, with a cozy fireplace as its centerpiece. Upstairs, a separate family room provides additional space for everyone to relax and enjoy. Also the second level features three spacious bedrooms, including a



luxurious primary suite with a walk-in closet (complete with a laundry shoot) and a private ensuite. Your spa-like retreat includes a freestanding soaking tub, dual sinks, and plenty of room to unwind after a long day. The unfinished basement offers plenty of potential for future customization, whether you need more living space or extra storage. Outside, the Harmony community is your gateway to nature and tranquility, with a quick walk to serene lakes, a golf course, and a wealth of other outdoor activities. At 713 Grayling Link, youâ€™re not just buying a home youâ€™re embracing a lifestyle.

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2184254 |
| Price | \$829,700 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,193 |
| Acres | 0.11 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 713 Grayling Link |
| Subdivision | Harmony |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T3Z 0H3 |

Amenities

| | |
|----------------|--|
| Amenities | Beach Access, Other |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Door Opener, Alley Access |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | December 20th, 2024 |
| Days on Market | 121 |
| Zoning | DC129 |
| HOA Fees | 152 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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