

# **\$825,700 - 713 Grayling Link, Rural Rocky View County**

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MLS® #A2217453

**\$825,700**

3 Bedroom, 3.00 Bathroom, 2,193 sqft

Residential on 0.11 Acres

Harmony, Rural Rocky View County, Alberta

Like-New Detached Home with Immediate Possession in Prestigious Harmony – A Rare Find!

Welcome to your dream home in the award-winning lake community of Harmony, nestled in the stunning foothills of Springbank and just a short drive to the majestic Rocky Mountains. This beautifully upgraded detached home offers the perfect blend of modern luxury, small-town charm, and outdoor lifestyle – and best of all, it’s move-in ready with immediate possession!

This meticulously maintained property feels brand new and comes fully loaded with high-end upgrades throughout, showcasing contemporary finishes, thoughtful design, and an open-concept layout ideal for both everyday living and entertaining. The bright and spacious kitchen features quartz countertops, upgraded cabinetry, designer lighting, and stainless steel appliances – all included for your convenience. A cozy living area and generous dining space complete the main floor, creating a warm and welcoming environment.

Upstairs, you’ll find a serene primary retreat with a spa-like ensuite, plus additional well-sized bedrooms and bathrooms that provide ample space for family or guests. The home also includes a washer and dryer, so you can settle in from day one.



Enjoy the freedom of a detached double garage, offering plenty of parking and storage space, and take advantage of the opportunity to make the landscaped yard of your dreams â€” the hard part is done, and now itâ€™s your turn to create your outdoor oasis!

Located in one of the Calgary regionâ€™s most sought-after communities, Harmony boasts a picturesque lake, an 18-hole Mickelson National Golf Club, a vibrant community clubhouse, and an unbeatable location close to the mountains, bike paths, and future retail amenities. Whether you're looking to relax by the water, tee off with friends, or explore the great outdoors, Harmony has it all.

Still under new home warranty, this is a fantastic opportunity to own a like-new home without the wait. With immediate possession available, you can move right in and start enjoying life in Harmony today!

Built in 2023

**Essential Information**

MLS® #	A2217453
Price	\$825,700
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 0C9

## Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
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, Great Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	1
Zoning	R1
HOA Fees	152

HOA Fees Freq.     MON

**Listing Details**

Listing Office             Royal LePage Benchmark

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