

# \$828,800 - 329 Grayling Manor, Rural Rocky View County

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MLS® #A2231694

**\$828,800**

3 Bedroom, 3.00 Bathroom, 2,263 sqft  
Residential on 0.10 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to the beautiful Stonebrook model by Broadview Homes, perfectly situated in the community of Harmony! This thoughtfully designed 2,187 sq ft home offers 3 spacious bedrooms, 2.5 bathrooms, and a bright open-concept main floor ideal for entertaining and everyday living. The chef’s kitchen features a massive central island, sleek finishes, a butler’s pantry, and flows into the dining area and cozy living room with a gas fireplace. Upstairs, enjoy a large bonus room—perfect for a family lounge or home office—along with a luxurious 5-piece ensuite and walk-in closet in the oversized primary bedroom. The home also includes an oversized double garage, convenient upper floor laundry, and a rear 11x10 deck for outdoor relaxation. Designed with both style and function in mind, this home is a perfect fit for growing families or those looking to enjoy all that Harmony has to offer, including lake access, pathways, and a future school and village centre. Photos are representative.



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2231694  |
| Price     | \$828,800 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,263       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 329 Grayling Manor      |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 0H1                 |

### Amenities

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

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator                                                                                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                                      |
| Cooling           | None                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                            |
| Fireplaces        | Gas, Insert                                                                                                                                                  |
| 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    | June 18th, 2025 |
| Days on Market | 7               |
| Zoning         | TBD             |
| HOA Fees       | 130             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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