\$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 Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters, Soaking Tub, Bathroom Rough-in

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 13
Zoning R1
HOA Fees 137
HOA Fees Freq. MON

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.