

# \$862,800 - 588 Grayling Bend, Rural Rocky View County

MLS® #A2231936

## \$862,800

3 Bedroom, 3.00 Bathroom, 2,355 sqft  
Residential on 0.10 Acres

Harmony, Rural Rocky View County, Alberta

Discover the Everly by Broadview Homes—an elegant 2,282 sqft laned home in the vibrant community of Harmony! This 3-bedroom, 2.5-bath home offers a spacious layout with high-quality interior selections throughout. The main floor features a generous office, ideal for working from home, a stylish gas fireplace in the living room, and an open-concept kitchen and dining area designed for modern living. Upstairs, enjoy a versatile bonus loft, perfect for a media room or play space, and a luxurious primary bedroom. The oversized 24'x22' double detached garage offers ample space for vehicles and storage. Located in one of Calgary’s most sought-after communities with lakes, parks, and mountain access just minutes away—this home truly has it all! Photos are representative.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2231936  |
| Price          | \$862,800 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,355     |
| Acres          | 0.10      |

|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 588 Grayling Bend       |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 0G3                 |

### Amenities

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

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator                                                |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas, Insert                                                                                               |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane                             |
| Roof              | Asphalt Shingle                       |
| Construction      | Cement Fiber Board, Stone, Wood Frame |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 63              |
| Zoning         | TBD             |
| HOA Fees       | 130             |
| HOA Fees Freq. | ANN             |

**Listing Details**

Listing Office            Bode Platform Inc.

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