

\$875,000 - 325 Grayling Manor, Rural Rocky View County

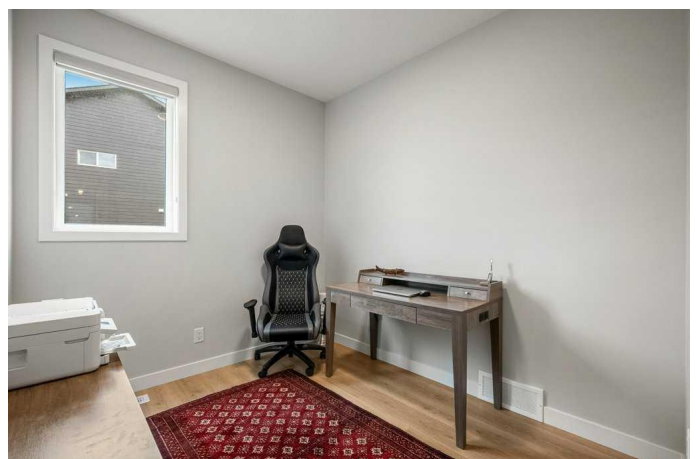
MLS® #A2247081

\$875,000

5 Bedroom, 4.00 Bathroom, 2,132 sqft
Residential on 0.10 Acres

Harmony, Rural Rocky View County, Alberta

Lakeside living at its finest! Presenting the Reagan plan built by Baywest Homes. With just over 3,000 square feet of total developed space and located on a traditional interior lot in the award-winning community of Harmony with only a quick stroll to the Phil Mickelson designed National golf course, Launch Pad, Adventure Park and a short ride to the Harmony Beach. Step into the Prestige Package offering 9' ceilings, Luxury LVP flooring with a convenient main floor office, generous size mudroom which connects your double attached garage (with 220 volts added electrical) to the walk-through pantry. The kitchen comes with a full set of stainless-steel appliances (including a gas range with warming drawer), extended height white cabinetry, soft close mechanics, quartz counters, a central island ideal for entertaining family and friends and is positioned just off the dining area and into the bright open-concept lifestyle room boasting a gas fireplace. The full-size dining area offers space for extended family and views to the rear yard via the sliding door to the outdoor deck with BBQ gas line. Vinyl stair risers guide you to the upper plan, which begins at the side bonus room, designed to be the hub of this space. A 4-piece tiled bath with quartz storage vanity and tub surround offering added tile accents, a full-size upper laundry room and 2 kids rooms situated to the front. The rear primary bedroom



has room for a king bed with accessories and comes with a walk-in closet for 2, and spa inspired 5-peice en-suite bath with a separate tiled shower, deep soaker tub, water closet and quartz storage vanities. Advance to the added benefit of a professionally developed builder basement with a side stair well leading to the lower common area located just off the central recreation room and connects to the utility room where you will find 3 zone heating, a much-valued asset for future lower suite possibilities. There are 2 lower bedrooms as well as storage. This is the perfect set up to enjoy as needed or to be adjusted for an income helper (with proper permits and development)! All this in the 4 season family community of Harmony.Â

Built in 2025

Essential Information

MLS® #	A2247081
Price	\$875,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,132
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	325 Grayling Manor
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County

Province	Alberta
Postal Code	T3Z 0H4

Amenities

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

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Level, Paved
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	3
Zoning	R-1
HOA Fees	1638
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.