



THE
A-TEAM

**RE/MAX
FIRST**

435 GRAYLING Lane, Rural Rocky View County T3Z0G7

MLS®#: **A2106510**

Area: **Harmony**

Listing Date: **02/08/24**

List Price: **\$1,299,000**

Status: **Pending**

County: **Rocky View County**

Change: **-\$64k, 26-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

1,684

2024

Low Sqft:

Ttl Sqft:

1,684

Year Built:

Lot Information

Lot Sz Ar:

5,227 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space, Close to Clubhouse, Front Yard, No Neighbours Behind
Concrete Driveway, Double Garage Attached**

DOM

101

Layout

Beds:

4 (1 3)

Baths:

3.5 (3 1)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Balcony, BBQ gas line**

Construction: **Cement Fiber Board, Stucco**
Flooring: **Carpet, Hardwood, Tile, Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**
Control(s), Gas Cooktop, Microwave, Range Hood, Washer/Dryer
Bar, Beamed Ceilings, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters

Kitchen Appl:
Int Feat:
Utilities:

Room Information

Room	Level	Dimensions
Office	Main	9`11" x 12`4"
Dining Room	Main	16`5" x 9`0"
Pantry	Main	3`6" x 6`1"
5pc Ensuite bath	Main	13`1" x 11`8"
Bedroom	Lower	13`1" x 10`10"
4pc Bathroom	Lower	9`3" x 4`11"

Room	Level	Dimensions
Living Room	Main	13`8" x 16`10"
Kitchen	Main	14`5" x 16`4"
Bedroom - Primary	Main	14`5" x 13`11"
Bedroom	Lower	13`1" x 11`1"
Bedroom	Lower	13`0" x 10`10"
4pc Bathroom	Lower	9`2" x 4`11"

2pc Bathroom Family Room	Main Lower	6`1" x 5`0" 18`6" x 16`0"	Wine Cellar Exercise Room Legal/Tax/Financial	Lower Lower	9`2" x 5`10" 14`8" x 10`1"
Title: Fee Simple		Zoning: DC			
Legal Desc:		1911856		Remarks	
Pub Rmks:		Open House Sat and Sun 12 - 4. Lakeview Luxury Living on Grayling Lane. Welcome to Grayling Gardens, an exclusive enclave of 7 luxury bungalows, perfectly situated to capture breathtaking views of the park, lake, and mountains. This south-facing residence offers an open floor plan with expansive windows and 9-foot Lift and Slide Patio Doors, providing an uninterrupted panorama of the natural beauty that surrounds this home. The chef's kitchen, adorned with high beamed ceilings, upgraded appliances, and a hidden pantry, overlooks the park, making it a culinary haven. The main floor boasts a laundry room, a stunning Primary Retreat, a half bath, a mudroom, and an office, creating a seamless blend of elegance and functionality. The primary owner's suite is bathed in abundant natural light, offering a captivating view of the park. Enjoy the luxury ensuite featuring an oversized shower adorned with bold tiles and a refreshing rain shower. The wide - shallow lots afford the opportunity for 1684 sq ft main floors with 1345 sq ft development down, ensuring ample space for comfortable living. Full development downstairs includes a spacious recreation room with a kitchenette, a wine room, a gym, two full baths, and three generously sized bedrooms. If you've been searching for an extraordinary bungalow, Grayling Lane is the epitome of refined living.			
Inclusions:		N/A			
Property Listed By:		Royal LePage Benchmark			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











