



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**427 GRAYLING , Rural Rocky View County T3Z0G7**

MLS®#: **A2126205**

Area: **Harmony**

Listing Date: **04/25/24**

List Price: **\$1,199,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Finished Floor Area

**County**

Abv Sqft:

**1,684**

Year Built:

**2025**

Low Sqft:

Ttl Sqft:

**1,684**

Lot Information

Lot Sz Ar:

**5,227 sqft**

Lot Shape:

DOM

**24**

Layout

Beds:

**2 (1 1 )**

Baths:

**2.5 (2 1)**

Style:

**Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Close to Clubhouse,No Neighbours Behind**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **BBQ gas line**

Construction:

**Cement Fiber Board,Stucco**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

**Public**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer/Dryer**

Int Feat:

**Beamed Ceilings,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan**

Utilities:

Room Information

Room

**2pc Bathroom**

**4pc Bathroom**

**Bedroom**

**Living Room**

Level

**Main**

**Lower**

**Lower**

**Main**

Dimensions

**6`1" x 5`0"**

**9`3" x 8`0"**

**13`1" x 10`10"**

**13`8" x 16`10"**

Room

**5pc Ensuite bath**

**Bedroom - Primary**

**Kitchen**

Level

**Main**

**Main**

**Main**

Dimensions

**11`8" x 13`1"**

**14`5" x 13`11"**

**14`5" x 16`4"**

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		DC	
Legal Desc:	1911856		
		Remarks	
Pub Rmks:	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. 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 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 wide- shallow lots afford the opportunity for 1684 sq ft main floors with partial development down, ensuring ample space for comfortable living. Development downstairs includes a spacious recreation room, 1 bedroom with walk-in closet and a full 4 piece Bath. If you've been searching for an extraordinary bungalow, Grayling Lane is the epitome of refined living. Pictures are from the current Show Home.		
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







