

328 GRAYLING Manor, Rural Rocky View County T3Z 0G7

MLS®#: **A2133702** Area: **Harmony** Listing Date: **05/20/24** List Price: **\$834,900**
 Status: **Pending** County: **Rocky View County** Change: **-\$10k, 30-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,740**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,866 sqft** Ttl Sqft: **1,740**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Corner Lot,Other**
 Park Feat: **Triple Garage Detached**

DOM

41
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **3**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Mixed,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Concrete,Laminate**
 Sewer: **Other** Water Source: **Other**
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**
 Int Feat: **Bathroom Rough-in,Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`4" x 10`2"	Great Room	Main	15`8" x 14`0"
Kitchen	Main	15`8" x 9`10"	Foyer	Main	6`2" x 8`6"
2pc Bathroom	Main	7`8" x 3`6"	Mud Room	Main	7`6" x 5`6"
Bedroom - Primary	Second	13`0" x 13`7"	Bedroom	Second	11`0" x 9`2"
Bedroom	Second	10`8" x 9`4"	Laundry	Second	5`10" x 9`8"
5pc Ensuite bath	Second	6`4" x 14`0"	3pc Bathroom	Second	5`6" x 9`10"
Walk-In Closet	Second	6`2" x 10`1"			

Title: **Fee Simple**
 Legal Desc: **2211906**

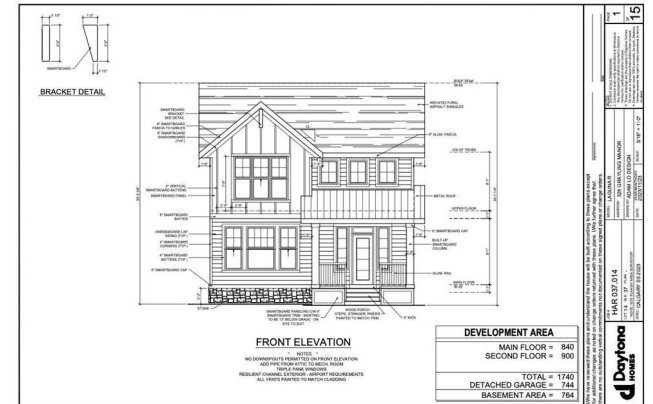
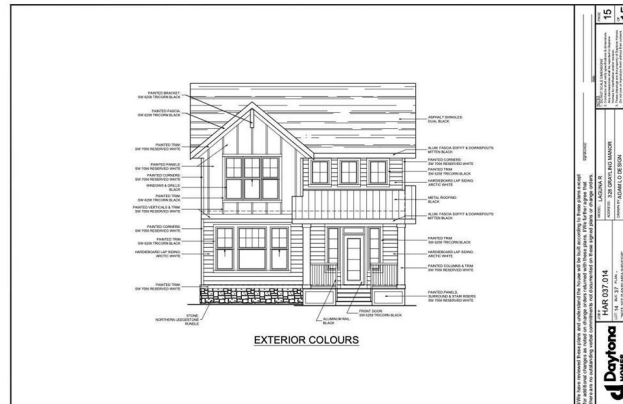
Zoning: **R1**

Remarks

Pub Rmks: **Welcome to your dream home in the picturesque community of Harmony, just a short 15-minute drive from the bustling city of Calgary. This stunning new build, crafted by the renowned Daytona Homes in 2024, offers the perfect blend of modern luxury and timeless elegance. Renowned for their exceptional customer service and meticulous attention to detail, Daytona Homes has once again delivered a masterpiece that is sure to exceed all your expectations. As you approach this magnificent property, you'll immediately notice its prime position on a coveted corner lot, providing an abundance of natural light and extra privacy. The impressive curb appeal is enhanced by the striking architecture that combines contemporary design with classic charm. Step inside to discover a spacious and inviting open-concept floor plan that seamlessly blends style and functionality. The main floor boasts an expansive living area, ideal for both relaxation and entertaining. The large windows flood the space with natural light, highlighting the high-quality finishes and attention to detail that Daytona Homes is known for. The gleaming floors, elegant fixtures, and modern color palette create a warm and welcoming atmosphere. The heart of the home is the gourmet kitchen, which is a chef's delight. It features top-of-the-line stainless steel appliances, sleek quartz countertops, ample cabinet space, and a large island with a breakfast bar. Whether you're preparing a quick meal for the family or hosting a dinner party, this kitchen is equipped to handle it all. Adjacent to the kitchen is a spacious dining area that can comfortably accommodate large gatherings. From the main floor, step out onto the expansive deck that overlooks the backyard. This outdoor space is perfect for summer barbecues, morning coffee, or simply enjoying the serene surroundings of Harmony. The deck is an extension of your living space and is sure to become a favorite spot for relaxation and entertainment. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite that serves as your personal retreat. The master bedroom features a walk-in closet and a spa-like ensuite bathroom with dual vanities, a deep soaking tub, and a separate glass-enclosed shower. The additional bedrooms are perfect for family, guests, or a home office, and they share a well-appointed full bathroom. This home also offers a convenient second-floor laundry room, making chores a breeze. The thoughtful design continues with a half bath on the main floor, perfect for guests, and plenty of storage throughout the home. The triple car detached garage provides ample space for vehicles, tools, and recreational equipment, ensuring that everything you need is right at your fingertips. The garage's design complements the main house, creating a cohesive and attractive exterior. Living in Harmony means you'll have access to a range of amenities that enhance your lifestyle. Book your showing today!**

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



RIGHT ELEVATION

LANE ELEVATION

LEFT ELEVATION

REAR ELEVATION

SECTION

END DAM DETAIL

13
15

HAR 037 014
DATE: 11.27.21
PROJECT: 328 GAYLING MANOR
SCALE: 1/8" = 1'-0"
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DAYTONA HOME CARE, INC.
11000 W. WINDY HILL BLVD., SUITE 100
DAYTONA, FL 32117

DETACHED GARAGE FOUNDATION PLAN

**DETACHED GARAGE PLAN
24 SQ. FT.**

12
15

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LEFT ELEVATION

4
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MAIN FLOOR PLAN
882 SQ. FT.
74 SQ. FT. (DETACHED GARAGE)
MAIN FLOOR WALL HEIGHT 9'-0"

ELECTRICAL LEGEND

7
15

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REAR ELEVATION

3
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RIGHT ELEVATION

UNPROTECTED OPENINGS

WALL AREA	831.88 SQ. FT.
SCREENING AREA ALLOWED (1%)	83.19 SQ. FT.
SUMMARY SCREENING AREA	23.33 SQ. FT.

2
15

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UPPER FLOOR PLAN
492 SQ. FT.
UPPER FLOOR WALL HEIGHT 8'-0"

ELECTRICAL LEGEND

9
15

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BUILDING PLOT PLAN
Lot 14 Block 37 Plan 221 1906 328 Gayling Manor

Legend

- Setback (Front) 10'
- Setback (Side) 5'
- Setback (Rear) 10'
- Easement (Utility)
- Easement (Drainage)
- Easement (Other)

11
15

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