



THE
A-TEAM

**RE/MAX
FIRST**

224 GRAYLING Common, Rural Rocky View County T3Z 0G7

MLS® #: **A2163746** Area: **Harmony** Listing Date: **09/11/24** List Price: **\$1,400,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Year Built: **2022** Abv Sqft: **3,380**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,098 sqft** Ttl Sqft: **3,380**
 Lot Shape: **Lot size is irregular and Frontage/Depth is approximate and can be verified on the RPR.**

DOM

8
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Garden,Landscaped,Street Lighting,Underground Sprinklers,Yard Lights,Rectangular Lot,Treed,Waterfall**
 Park Feat: **Alley Access,Garage Door Opener,Garage Faces Rear,Heated Garage,In Garage Electric Vehicle Charging Station(s),Insulated,Triple Garage Detached**
Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Fire Pit,Garden,Lighting,Private Yard**

Construction: **Cement Fiber Board,Stone**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Freezer,Garburator,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	11`7" x 11`1"	Living Room	Main	15`1" x 17`10"
Dining Room	Main	14`7" x 17`6"	Kitchen With Eating Area	Main	11`7" x 17`6"
Mud Room	Main	6`6" x 10`4"	2pc Bathroom	Main	4`8" x 4`11"
Office	Main	10`4" x 10`7"	Bedroom	Second	9`11" x 14`0"
Bedroom	Second	10`7" x 11`7"	5pc Bathroom	Second	5`11" x 13`9"

Laundry
Bedroom - Primary
Bonus Room
3pc Bathroom
Foyer
Furnace/Utility Room

Second
Second
Third
Basement
Basement
Basement

8`1" x 6`1"
14`1" x 12`3"
22`4" x 22`11"
5`0" x 10`9"
15`10" x 10`1"
13`5" x 9`10"

Bedroom
5pc Ensuite bath
Media Room
Game Room
Bedroom

Second
Second
Basement
Basement
Basement

11`8" x 11`0"
15`9" x 12`3"
12`7" x 16`5"
9`4" x 13`5"
11`7" x 20`1"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

1911856

Zoning:
DC 129

Remarks

Pub Rmks:

Welcome to your dream home in the popular, growing neighbourhood of Harmony surrounded by breathtaking mountain views! With over 4,200 ft² in developed space, this stunning 5-bedroom, 4-bathroom home with a main floor office is perfect for a growing family and offers the flexibility to easily add a 6th bedroom if needed. Step into luxury on the main floor, featuring 9' and 10' ceilings, rich hardwood floors, and a cozy sunken living room with a fireplace. The heart of the home is the kitchen, centered around a leathered granite island, complemented by a generous walk-in pantry and a custom California Closets mudroom for all your storage needs. The second floor boasts four spacious bedrooms, a convenient laundry room with a sink and shelving, and a dreamy primary suite with dual walk-in closets, his-and-hers vanities, makeup counter, and a luxurious soaker tub. The third level is the ultimate entertainment zone with a bonus room, complete wet bar, and access to the southwest-facing deck with gorgeous mountain and lake views. The fully finished basement has it all - a fifth bedroom, (can be converted to two), a 3-piece bath, fitness room, and a state-of-the-art theatre room complete with furniture, projector screen, and top-notch audio/video equipment. Outside, the professionally landscaped backyard is your family's retreat! Relax by the serene waterfall feature, gather around the fire pit under the pergola, or tend to the raised garden beds. Thoughtful details like irrigation, landscape lighting, and a horizontal fence add to the charm. Need space for your toys? The triple heated garage with Epoxy floor and a paved alley provides ample room for bikes, tools, and more. With over \$100K in upgrades and no detail overlooked, all that's left is for you to move in and start living the good life! Don't miss out—ask your Realtor for the full list of features and upgrades!

Inclusions:
 Property Listed By:

**Cabinets in Garage, All contents in the theatre room, sold in as-is condition.
 Century 21 Bamber Realty LTD.**

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











