



THE
A-TEAM

**RE/MAX
FIRST**

584 GRAYLING Bend, Rural Rocky View County T3Z 0H4

MLS® #: **A2174075**

Area: **Harmony**

Listing Date: **10/28/24**

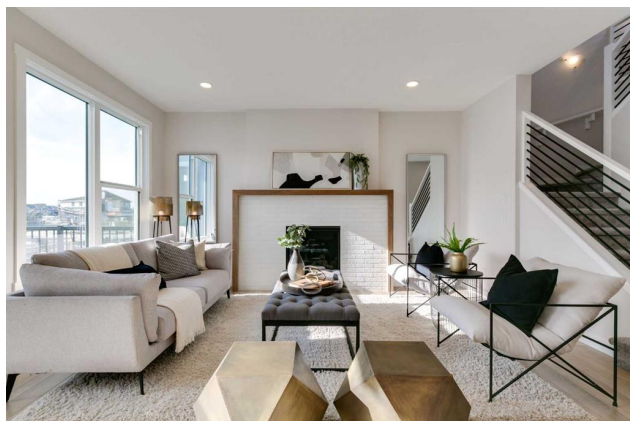
List Price: **\$899,000**

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**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **2,185**
Low Sqft:
Ttl Sqft: **2,185**

DOM

1
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,356 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Level**
Park Feat: **220 Volt Wiring,Alley Access,Garage Door Opener,Garage Faces Rear,In Garage Electric Vehicle Charging Station(s),Oversized,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Public Sewer**
Ext Feat: **BBQ gas line,Rain Gutters**

Construction: **Composite Siding,Stone**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`2" x 8`6"	Office	Main	13`6" x 10`3"
Living Room	Main	15`4" x 14`2"	Dining Room	Main	11`6" x 8`6"
Kitchen	Main	14`10" x 12`10"	2pc Bathroom	Main	5`10" x 5`3"
Laundry	Main	7`9" x 5`11"	Pantry	Main	10`4" x 6`2"
Mud Room	Main	8`0" x 6`0"	Bedroom - Primary	Second	15`4" x 14`0"

Bedroom Second 11`7" x 9`2"
Bonus Room Second 12`1" x 11`10"
5pc Ensuite bath Second 12`6" x 9`0"
Bedroom Basement 11`8" x 9`7"
Furnace/Utility Room Basement 11`9" x 10`1"
4pc Bathroom Basement 8`10" x 8`6"

Bedroom Second 13`8" x 9`0"
Walk-In Closet Second 9`10" x 4`4"
4pc Bathroom Second 8`3" x 4`11"
Game Room Basement 25`10" x 23`2"
Storage Basement 6`9" x 5`8"

Legal/Tax/Financial

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

Zoning: **TBD**

Remarks

Pub Rmks: Nestled in the desirable Harmony community, this meticulously designed home exudes elegance and functionality for modern living. Upon entering, you're welcomed by soaring ceilings and abundant natural light that fills each room, creating a bright and inviting atmosphere. The gourmet kitchen, a chef's delight, features a gas cook top, ample counters, and stylish wood pantry shelving—ideal for culinary adventures and entertaining. A versatile front room can double as a home office or game room, and a discreet powder room adds convenience. The great room serves as the home's heart, perfect for relaxation and gatherings, while the upstairs bonus room offers a flexible space for family activities, crafts, or reading. Spacious bedrooms provide privacy, with the master suite offering a luxurious five-piece en-suite and dual vanities. An over height triple garage is ready for a car lift and provides ample storage. The open-concept basement is perfect for movie nights, a home gym, or guest stays, complete with an additional bedroom and bathroom. With central air conditioning and room for personalization, this home in Harmony is a true blend of comfort, style, and practicality. You don't want to miss out on this spectacular home. It's waiting for you.

Inclusions: N/A
Property Listed By: CIR Realty

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





