



THE
A-TEAM

**RE/MAX
FIRST**

513 GRAYLING Bend, Rural Rocky View County T3Z1K8

MLS®#: **A2174623**

Area: **Harmony**

Listing Date: **10/22/24**

List Price: **\$838,950**

Status: **Active**

County: **Rocky View County**

Change: **-\$20k, 31-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**

Year Built: **2024**
Lot Information
Lot Sz Ar: **4,403 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Level,Street Lighting**
Park Feat: **Double Garage Attached**

Finished Floor Area
Abv Sqft: **2,245**
Low Sqft:
Ttl Sqft: **2,245**

DOM

29
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Sewer**
Ext Feat: **None**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Freezer,Gas Cooktop,Microwave,Range Hood**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Skylight(s),Smart Home,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	
5pc Bathroom	Upper	
Dining Room	Main	12`6" x 12`0"
Bonus Room	Upper	12`11" x 20`5"
Bedroom	Upper	11`6" x 9`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Upper	
Great Room	Main	14`6" x 13`0"
Kitchen	Main	11`0" x 14`1"
Bedroom - Primary	Upper	15`7" x 14`5"
Bedroom	Upper	13`0" x 9`10"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

2211906

TBD

Remarks

Pub Rmks: **Introducing the Allure 3 by Sterling Homes! This 2,184 sq. ft. home offers 3 bedrooms, 2.5 bathrooms, and a 2-car garage. The Craftsman elevation with James Hardie siding provides curb appeal, while 9' ceilings on both main floor and basement add spaciousness. The kitchen includes a gas range, hood fan, built-in oven, microwave, French door fridge with waterline, bar fridge, and walk-through pantry. Quartz countertops, under-cabinet lighting, extra pots & pans drawers, and triple-pane windows enhance energy efficiency. Main floor features a gas fireplace with a tile face, paint-grade railings, and a mudroom with a locker system. Upstairs, enjoy the vaulted bonus room and tray ceiling in the primary bedroom. The 5-piece ensuite offers in-floor heating, a soaker tub, dual sinks, a fully tiled shower with bench, niche, and sliding glass barn door. Includes gas line for BBQs, tiled floors in bathrooms and laundry room. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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







