



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**529 GRAYLING Bend, Rural Rocky View County T3Z1K8**

MLS® #: **A2174742**

Area: **Harmony**

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

List Price: **\$868,400**

Status: **Active**

County: **Rocky View County**

Change: **-\$32k, 18-Nov**

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: **4,458 sqft**  
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,254**  
Low Sqft:  
Ttl Sqft: **2,254**

DOM

**60**  
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: **Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>5pc Bathroom</b>	<b>Upper</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>		<b>Great Room</b>	<b>Main</b>	<b>15`5" x 18`0"</b>
<b>Nook</b>	<b>Main</b>	<b>10`2" x 11`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 18`4"</b>
<b>Mud Room</b>	<b>Main</b>	<b>8`6" x 6`4"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`2" x 17`0"</b>

**Bedroom  
Bonus Room**

**Upper  
Upper**

**10`5" x 9`11"  
14`8" x 14`0"**

**Bedroom**

**Upper**

**10`8" x 10`3"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2211906**

Zoning:  
**TBD**

Remarks

Pub Rmks: **Introducing the Olivia by Sterling Homes! This stunning 2,200 sq. ft. home offers 3 bedrooms, 2.5 bathrooms, and a 2-car garage. The Craftsman elevation with James Hardie siding adds timeless charm. Inside, 9' ceilings on the main floor and basement create spaciousness. The executive kitchen features a gas range, hood fan, built-in wall oven and microwave, French door fridge with waterline, and a walk-through pantry. Thoughtful touches like pots & pans drawers, under-cabinet lighting, and quartz countertops elevate its appeal. The main floor includes a gas fireplace with tile face, paint-grade railing, and a mudroom with a bench and coat rack system. Upstairs, enjoy a vaulted ceiling in the bonus room and a tray ceiling in the primary bedroom. The 5piece ensuite includes in-floor heating, a tiled shower with a bench, a glass barn door, a soaker tub, dual sinks, and a private WC. Includes BBQ gas line, 3ple-pane windows, and tiled floors in bathrooms and laundry. 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**







