



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: **\$899,900**
 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**
 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

7
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
2pc Bathroom	Main		5pc Bathroom	Upper	
5pc Ensuite bath	Upper		Great Room	Main	15`5" x 18`0"
Nook	Main	10`2" x 11`0"	Kitchen	Main	10`6" x 18`4"
Mud Room	Main	8`6" x 6`4"	Bedroom - Primary	Upper	13`2" x 17`0"

**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





