



THE
A-TEAM

**RE/MAX
FIRST**

713 GRAYLING Link, Rural Rocky View County T3Z 0H3

MLS® #: **A2184254**

Area: **Harmony**

Listing Date: **12/20/24**

List Price: **\$829,800**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 04-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

2,193

Year Built:

2023

Low Sqft:

Ttl Sqft:

2,193

Lot Information

Lot Sz Ar:

4,791 sqft

Lot Shape:

DOM

116

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Interior Lot,Low Maintenance Landscape

Alley Access,Double Garage Detached,Garage Door Opener

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Other**

Ext Feat: **BBQ gas line**

Construction:

Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Co-operative

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Oven,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Bathroom Rough-in,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Mud Room

Main

6`1" x 7`11"

Living Room

Main

14`3" x 15`6"

Laundry

Main

5`11" x 7`10"

Entrance

Main

7`6" x 9`4"

Dining Room

Main

11`5" x 10`7"

Walk-In Closet

Upper

4`3" x 9`10"

Room

Level

Dimensions

Kitchen

Main

12`9" x 14`9"

Pantry

Main

6`2" x 10`4"

Den

Main

12`5" x 10`3"

2pc Bathroom

Main

5`3" x 5`6"

Bedroom - Primary

Upper

14`1" x 15`3"

5pc Ensuite bath

Upper

12`6" x 9`1"

Bedroom
Bedroom
4pc Bathroom

Upper
Upper
Upper

9`2" x 11`7"
9`0" x 11`3"
4`11" x 8`5"

Walk-In Closet
Walk-In Closet
Bonus Room

Legal/Tax/Financial

Upper
Upper
Upper

5`6" x 4`2"
4`0" x 4`0"
12`1" x 11`2"

Title:
Fee Simple
Legal Desc:

2211906

Zoning:
DC129

Remarks

Pub Rmks:

Welcome to 713 Grayling Link, Where Elegance Meets Functionality in Perfect "Harmony." This exceptional home, built by Daytona Homes, is a true masterpiece, nestled within the picturesque Harmony community. Offering the perfect blend of luxury, practicality, and serene surroundings, this residence stands out in both design and location. As you arrive, the expansive true double-car garage immediately captures attention. A rare find in today's market, it provides ample space for multiple vehicles, as well as extra storage for recreational gear, making it an ideal solution for those who value convenience and style. Inside, the open and thoughtfully designed layout caters to modern living. The heart of the home is the beautifully appointed kitchen, which boasts a large central island perfect for meal prep and entertaining. With built-in oven and microwave, this kitchen is both functional and stylish, ideal for cooking enthusiasts and casual chefs alike. One of the standout features of this home is the private den, an ideal space for a home office, study, or quiet retreat. As remote work becomes increasingly important, this room offers a dedicated, comfortable space to work from home. The great room on the main floor invites relaxation, with a cozy fireplace as its centerpiece. Upstairs, a separate family room provides additional space for everyone to relax and enjoy. Also the second level features three spacious bedrooms, including a luxurious primary suite with a walk-in closet (complete with a laundry shoot) and a private ensuite. Your spa-like retreat includes a freestanding soaking tub, dual sinks, and plenty of room to unwind after a long day. The unfinished basement offers plenty of potential for future customization, whether you need more living space or extra storage. Outside, the Harmony community is your gateway to nature and tranquility, with a quick walk to serene lakes, a golf course, and a wealth of other outdoor activities. At 713 Grayling Link, you're not just buying a home you're embracing a lifestyle.

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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













