



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: **\$847,800**
 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** Finished Floor Area
 Year Built: **2023** Abv Sqft: **2,193**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,791 sqft** Ttl Sqft: **2,193**
 Lot Shape:

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Interior Lot**
 Park Feat: **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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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

Upper
Upper
Upper

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

Legal/Tax/Financial

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













