



THE
A-TEAM

**RE/MAX
FIRST**

517 GRAYLING Bend, Rural Rocky View County T3Z0H6

MLS®#: **A2186312**

Area: **Harmony**

Listing Date: **01/09/25**

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

Status: **Active**

County: **Rocky View County**

Change: **-\$21k, 10-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **2,254**
Low Sqft:
Ttl Sqft: **2,254**

Lot Information
Lot Sz Ar: **4,789 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Attached**

DOM

13
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

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

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
Int Feat: **Double Vanity,French Door,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Smart Home,Soaking Tub,Tankless Hot Water,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		5pc Bathroom	Upper	
5pc Ensuite bath	Upper		Great Room	Main	17`9" x 12`11"
Den	Main	13`0" x 11`2"	Dining Room	Main	13`0" x 15`0"

Bonus Room
Bedroom
Kitchen

Upper
Upper
Main

14`6" x 12`10"
10`2" x 10`7"
13`0" x 14`8"

Bedroom - Primary
Bedroom
3pc Bathroom

Upper
Upper
Basement

12`4" x 14`4"
10`2" x 11`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211906

Zoning:
R-G

Remarks

Pub Rmks: **The Olivia model features James Hardie siding and offers 9' ceilings on both the main floor and basement. The executive kitchen is a chef's dream with a gas cooktop, hood fan, built-in wall oven and microwave, French door fridge with waterline, built-in bar fridge, and a walk-through pantry. Extra pots & pans drawers and under-cabinet lighting add convenience. Quartz countertops with undermount sinks are found throughout, and additional triple-pane windows enhance energy efficiency. The main floor is highlighted by a gas fireplace with a floor-to-ceiling tile face. A vaulted ceiling graces the bonus room, and a tray ceiling adds elegance to the primary bedroom. The 5-piece ensuite with in-floor heat features a soaker tub, dual sinks, private WC, fully tiled shower with bench, niche, and glass barn door. A gas line for the BBQ, tiled flooring in upper floor bathrooms and laundry room, and a mudroom locker system complete this home. Photos are representative.**

Inclusions:
Property Listed By:

N/A
Bode

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











