



THE
A-TEAM

**RE/MAX
FIRST**

49 GRAYLING Road, Rural Rocky View County T3Z0G6

MLS@#: **A2188938** Area: **Harmony** Listing Date: **01/22/25** List Price: **\$942,508**
 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: **4,569 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,702**
 Low Sqft:
 Ttl Sqft: **2,702**

DOM

11
Layout
 Beds: **4 (4)**
 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: **Public Sewer**
 Ext Feat: **None**
 Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,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,Kitchen Island,Open Floorplan,Pantry,Smart Home,Tankless Hot Water,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		Flex Space	Main	10`2" x 12`6"
Great Room	Main	16`11" x 14`0"	Dining Room	Main	12`0" x 10`7"
Bonus Room	Upper	16`2" x 15`1"	Bedroom - Primary	Upper	16`2" x 15`2"

Bedroom
Kitchen

Upper
Main

10`2" x 12`6"
13`8" x 12`3"

Bedroom
Bedroom
Legal/Tax/Financial

Upper
Upper

9`10" x 12`3"
9`10" x 12`8"

Title:
Fee Simple
Legal Desc:

2211906

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to the Alexander, a stunning modern home featuring James Hardie siding. The executive kitchen is a chef's dream, complete with a gas cooktop, hood fan, built-in wall oven, microwave, French door fridge with waterline, and a bar fridge. A walk-through pantry, extra pots & pans drawers, and under-cabinet lighting add convenience. Enjoy a custom one-piece built-in locker system in the mudroom and energy-efficient triple-pane windows throughout. The great room offers a gas fireplace with a tile face, while vaulted ceilings elevate the bonus room and primary bedroom. The 5-piece ensuite includes in-floor heating, a stand-alone tub, dual sinks, and a fully tiled shower with a sliding glass door. Tiled flooring in upper floor bathrooms and the laundry room completes this beautiful home. Perfect for modern living! 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













