

**568 Grayling Bend**  
**Rural Rocky View County, Alberta**

**MLS # A2272298**



**\$894,900**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,369 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking, Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Lawn, Level, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)

**Inclusions:** Portable heater in garage. TV wall mount in basement included.

Welcome to this exceptional bungalow-style home in the picturesque community of Harmony—where modern luxury meets natural beauty. Perfectly positioned on a generous corner lot, this residence offers an elevated lifestyle that truly lives up to its name. From the moment you arrive, the home's striking curb appeal and thoughtful design stand out. The insulated, heated, detached triple-car garage is a dream—complete with epoxy flooring and upgraded lighting—providing secure, spacious parking and storage. Inside, the bright, vaulted, open-concept layout is ideal for contemporary living. The home features three well-sized bedrooms, including an impressive primary retreat. This serene sanctuary showcases a spa-inspired ensuite with dual sinks, a free-standing tub, and a large tiled shower. At the heart of the home is a chef-inspired kitchen designed to impress. Highlights include a massive centre island, gas cooktop, upgraded cabinetry, built-in garbage/recycling pull-out, and a fridge with a self-filling water dispenser. The open layout encourages both connection and effortless entertaining. The expansive living room is bright and has a cozy fireplace. A main-floor den adds versatility, making it perfect for a home office or quiet reading space. The dining area is large which is perfect for when you want to entertain. The fully finished basement features 9' ceilings, two additional bedrooms, and a spacious family/games area—ideal for movie nights, relaxation, or hosting guests. Need RV parking? This corner lot provides the option to store an RV or extra recreational toys with ease. Additional upgrades include a large deck spanning the entire back of the home, automated blinds, two phantom screen doors (front and back), a new ceiling fan, and included washer and dryer. Harmony is more than a community—it's a lifestyle. Enjoy the lake, golf

club, scenic walking and biking paths all while being close to essential amenities. Situated just steps from Mickelson National Golf Club, LaunchPad, and access to the 2 Harmony Lakes. You'll experience a perfect blend of tranquility, recreation, and convenience. Don't miss your opportunity to call this remarkable property home. Contact us today to schedule your private viewing and start your next chapter in Harmony