

592 Grayling Bend
Rural Rocky View County, Alberta

MLS # A2291510



\$824,392

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|------------------|--|---------------|------------------|
| Division: | Harmony | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,242 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | 220 Volt Wiring, Double Garage Detached, In Garage Electric Vehicle Charging | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane | | |

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|--------------------|--|-------------------|--------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Stone, Wood Frame | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | n/a | | |

Built by a trusted builder with over 70 years of experience, this home is designed with curated, on-trend finishes and smart features for modern living. The exterior features Hardie board and stone on the front and sides, plus a rear 2-car detached garage. Inside, enjoy an executive kitchen with built-in stainless steel appliances, a gas cooktop, fridge with water/ice dispenser, waterfall island, spice kitchen, and walk-in pantry with MDF shelving. The open-to-above great room highlights a floor-to-ceiling tiled fireplace, while the rear deck with BBQ gasline extends your living outdoors. A main floor den with double French doors and a full bedroom with bath add flexibility. Upstairs, a vaulted bonus room and primary bedroom with vaulted ceiling, spa-inspired 5-piece ensuite with in-floor heating, tiled shower, and soaker tub offer luxury. LVP flooring, added windows, and MDF shelving throughout complete this thoughtfully designed home! This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.