

# \$829,700 - 713 Grayling Link, Rural Rocky View County

MLS® #A2184254

**\$829,700**

3 Bedroom, 3.00 Bathroom, 2,193 sqft  
Residential on 0.11 Acres

Harmony, Rural Rocky View County, Alberta

OPEN HOUSE FRI SAT APRIL 18/19 2-4  
!!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, youâ€™re not just buying a home youâ€™re embracing a lifestyle.

Built in 2023

### Essential Information

MLS® #	A2184254
Price	\$829,700
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,193
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	713 Grayling Link
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0H3

### Amenities

Amenities	Beach Access, Other
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	December 20th, 2024
Days on Market	118
Zoning	DC129
HOA Fees	152
HOA Fees Freq.	MON

### Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.