

# **\$777,900 - 577 Grayling Bend, Rural Rocky View County**

MLS® #A2205684

**\$777,900**

3 Bedroom, 2.00 Bathroom, 2,031 sqft

Residential on 0.10 Acres

Harmony, Rural Rocky View County, Alberta

Baywest Homes presents the Reegan. Located on a traditional interior rectangular lot in the award-winning community of Harmony with only a quick stroll the Phil Mickelson designed National golf course, Launch Pad, Adventure Park and a short ride to the Harmony Beach. An inviting home for a family who likes to entertain, featuring Hardi-board siding with a contemporary elevation and a fantastic great room. Step into 9' ceilings, a pristine design with a convenient main floor office, generous size mudroom which connects your double attached garage to the walk-through pantry. The kitchen comes with a full set of stainless-steel appliances, stone counters, a central island ideal for entertaining family and friends and is positioned just off the dining area and into the bright open-concept lifestyle room boasting a gas fireplace. The upper plan starts at the side bonus room, designed to be the hub of this space. A 4-piece bath, full size laundry room and 2 kids rooms situated to the front. The rear primary bedroom has room for a king bed with accessories and comes with a walk-in closet for 2, and spa inspired 4-piece en-suite bath with a separate shower, deep soaker tub, water closet and storage vanity. To wrap this all up enjoy the selections from Baywest crafted Signature Collections, a comprehensive collection of their most popular materials, carefully chosen for their quality, bundled to provide you with an excellent price and lasting value!



Built in 2026

**Essential Information**

MLS® #	A2205684
Price	\$777,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,031
Acres	0.10
Year Built	2026
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	577 Grayling Bend
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0H6

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes

Basement                      Full, Unfinished

**Exterior**

Exterior Features      None  
Lot Description        Corner Lot, Level, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Cement Fiber Board, Stone  
Foundation            Poured Concrete

**Additional Information**

Date Listed              March 28th, 2025  
Days on Market        134  
Zoning                    R-1  
HOA Fees                130  
HOA Fees Freq.        MON

**Listing Details**

Listing Office            RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.