

# \$873,217 - 592 Grayling Bend, Rural Rocky View County

MLS® #A2257921

**\$873,217**

3 Bedroom, 3.00 Bathroom, 2,242 sqft

Residential on 0.10 Acres

Harmony, Rural Rocky View County, Alberta

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 that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, itâ€™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 switchesâ€”all seamlessly controlled via an Amazon Alexa



touchscreen hub. Photos are representative.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257921    |
| Price          | \$873,217   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,242       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 592 Grayling Bend       |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z0H4                  |

**Amenities**

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | None                                                                                    |
| Parking Spaces | 2                                                                                       |
| Parking        | Double Garage Detached, 220 Volt Wiring, In Garage Electric Vehicle Charging Station(s) |
| # of Garages   | 2                                                                                       |

**Interior**

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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) |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                              |
|-----------------|------------------------------|
| Appliances      | Dishwasher, Gas Range, Mic   |
| Heating         | Forced Air, Natural Gas      |
| Cooling         | None                         |
| Fireplace       | Yes                          |
| # of Fireplaces | 1                            |
| Fireplaces      | Decorative, Electric, Insert |
| Has Basement    | Yes                          |
| Basement        | Full, Unfinished             |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Back Lane                    |
| Roof              | Asphalt Shingle              |
| Construction      | Cement Fiber Board, Stone, ' |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 48                   |
| Zoning         | TBD                  |
| HOA Fees       | 1560                 |
| HOA Fees Freq. | ANN                  |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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