

# \$841,800 - 588 Grayling Bend, Rural Rocky View County

MLS® #A2264134

**\$841,800**

3 Bedroom, 3.00 Bathroom, 2,359 sqft

Residential on 0.10 Acres

Harmony, Rural Rocky View County, Alberta

Contemporary sophistication meets everyday living in this 2,359 sq. ft. home in Harmony. The three-bedroom, two-and-a-half-bath layout is thoughtfully planned and finished with elevated interior selections. A generous main-floor office supports work-from-home days, while the living room is anchored by a stylish gas fireplace. The bright white kitchen and dining area flow together for effortless entertaining. Quality finishes run throughout, with a stainless-steel appliance package that includes a gas range, dishwasher, hood fan, and built-in microwave. Upstairs, a versatile bonus room makes a perfect media lounge or play area. The primary suite is a true retreat, complete with a spa-inspired ensuite featuring a beautiful walk-in shower and a large walk-in closet. Convenience continues in the dedicated laundry room with upper cabinetry and a folding counter above the washer and dryer. The unfinished basement is a blank canvas for additional living space and is roughed-in for a future bathroom. Outdoor details include an exposed-aggregate walkway and a stamped-concrete front entry. Parking and storage are easy with the oversized 24' x 22' double garage with large 18x8' door. Extras include: 200 AMP Service, 2 stage furnace, 9' basement ceiling height, Granite counters, and a fibre glass front door. Set within Harmony, one of the most sought-after lake communities, you are just minutes from parks, pathways, golf, lakes, and quick mountain access.



Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264134    |
| Price          | \$841,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,359       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 588 Grayling Bend       |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 0H4                 |

Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Beach Access, Clubhouse           |
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator                                                |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |

|              |      |
|--------------|------|
| Fireplaces   | Gas  |
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Lighting                              |
| Lot Description   | Back Lane, Back Yard                  |
| Roof              | Asphalt Shingle                       |
| Construction      | Cement Fiber Board, Stone, Wood Frame |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 16                 |
| Zoning         | DC-129 VR-2        |
| HOA Fees       | 137                |
| HOA Fees Freq. | MON                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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