

### 329 Grayling Manor Rural Rocky View County, Alberta

MLS # A2231694



## \$792,800

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,263 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	8-25-3-W5
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the beautiful Stonebrook model by Broadview Homes, perfectly situated in the community of Harmony! This thoughtfully designed 2,187 sq ft home offers 3 spacious bedrooms, 2.5 bathrooms, and a bright open-concept main floor ideal for entertaining and everyday living. The chef's kitchen features a massive central island, sleek finishes, a butler's pantry, and flows into the dining area and cozy living room with a gas fireplace. Upstairs, enjoy a large bonus room—perfect for a family lounge or home office—along with a luxurious 5-piece ensuite and walk-in closet in the oversized primary bedroom. The home also includes an oversized double garage, convenient upper floor laundry, and a rear 11x10 deck for outdoor relaxation. Designed with both style and function in mind, this home is a perfect fit for growing families or those looking to enjoy all that Harmony has to offer, including lake access, pathways, and a future school and village centre. Photos are representative.