592 Grayling Bend
Rural Rocky View County, Alberta

MLS # A2257921

$849,592

Division:	Harmony
Type:	Residential/House
Style:	2 Storey
Size:	2,242 sq.ft.
Age:	2025 (1 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, In Garage Electric Vehicle Chargir
Lot Size:	0.10 Acre
Lot Feat:	Back Lane

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Carpet, Vinyl Plank	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	**Zoning:**	TBD
Foundation:	Poured Concrete	**Utilities:**	-

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)

Inclusions: N/A

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, it’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 switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.