

\$849,650 - 576 Grayling Bend, Rural Rocky View County

MLS® #A2224797

\$849,650

3 Bedroom, 3.00 Bathroom, 2,202 sqft
Residential on 0.10 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to The Copeland 2 where modern design meets everyday functionality. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a custom feel. Featuring a full suite 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. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary until July 1st, 2025. This beautifully crafted home features a rear detached double garage, a bright main floor den, and 8' tall doors throughout the main level for an elevated feel. The executive kitchen impresses with built-in stainless steel appliances, a gas cooktop, waterfall edge island, and a sleek bar fridge—perfect for entertaining. Relax in the great room by the gas fireplace, surrounded by expansive windows. A built-in locker system at the mudroom adds style and function. Upstairs, enjoy a vaulted bonus room, a tray ceiling in the primary bedroom, and a 5-piece ensuite with a standalone tub, tiled walk-in shower, and tiled niche. The main bath features dual sinks, making mornings a breeze. The Copeland 2 delivers smart space, luxury finishes, and timeless comfort. This beautifully



crafted home features a rear detached double garage, a bright main floor den, and 8' tall doors throughout the main level for an elevated feel. The executive kitchen impresses with built-in stainless steel appliances, a gas cooktop, waterfall edge island, and a sleek bar fridge—perfect for entertaining. Relax in the great room by the gas fireplace, surrounded by expansive windows. A built-in locker system at the mudroom adds style and function.

Upstairs, enjoy a vaulted bonus room, a tray ceiling in the primary bedroom, and a 5-piece ensuite with a standalone tub, tiled walk-in shower, and tiled niche. The main bath features dual sinks, making mornings a breeze. The Copeland 2 delivers smart space, luxury finishes, and timeless comfort. Photos are representative.

Built in 2024

Essential Information

MLS® #	A2224797
Price	\$849,650
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,202
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	576 Grayling Bend
Subdivision	Harmony
City	Rural Rocky View County

County Rocky View County
Province Alberta
Postal Code T3Z0H6

Amenities

Amenities None
Parking Spaces 4
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, Tankless Hot Water, Vaulted
Appliances Built-In Oven, Dishwasher, Refrigerator, Tankless Water
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Decorative, Gas
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Lighting
Lot Description Back Yard
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 26th, 2025
Days on Market 47
Zoning TBD
HOA Fees 130
HOA Fees Freq. MON

Listing Details

Listing Office Bode Platform Inc.



Kitchen



Home Interiors

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