

\$1,398,000 - 224 Grayling Common, Rural Rocky View County

MLS® #A2231399

\$1,398,000

5 Bedroom, 4.00 Bathroom, 3,380 sqft
Residential on 0.14 Acres

Harmony, Rural Rocky View County, Alberta

Picture living in a lake community geared towards lifestyle and family in the popular, growing neighbourhood of Harmony surrounded by breathtaking mountain views! With over 4,200 ft² in developed space, this stunning 5-bedroom, 4-bathroom home with a main floor office is perfect for a growing family and offers the flexibility to easily add a 6th bedroom if needed. Step into luxury on the main floor, where 9' and 10' ceilings, rich hardwood floors, and a sunken living room with a fireplace create an inviting and elegant space. The heart of the home is the kitchen, centered around a leathered granite island, complemented by a generous walk-in pantry and a custom California Closets mudroom for all your storage needs. The second floor boasts four spacious bedrooms, a convenient laundry room with a sink and shelving, and a dreamy primary suite with dual walk-in closets, his-and-hers vanities, makeup counter, and a luxurious soaker tub. The third level is the ultimate entertainment zone with a bonus room, complete wet bar, and access to the southwest-facing deck with gorgeous mountain and lake views. The fully finished basement has it all – a fifth bedroom, (can be converted to two), a 3-piece bath, fitness room, and a state-of-the-art theatre room complete with projector screen and top-notch audio/video equipment. Outside, the professionally landscaped backyard is your



family's retreat! Relax by the serene waterfall feature, gather around the fire pit under the pergola, or tend to the raised garden beds. Thoughtful details like irrigation, landscape lighting, and a horizontal fence add to the charm. Need space for your toys? The triple heated garage with Epoxy floor, In-Garage EV capable outlet, and a paved alley provides ample room for bikes, tools, and more. With over \$100K in upgrades and no detail overlooked, all that's left is for you to move in and start living the good life! Don't miss out—ask your Realtor for the full list of features and upgrades!

Built in 2022

Essential Information

MLS® #	A2231399
Price	\$1,398,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,380
Acres	0.14
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	224 Grayling Common
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0G7

Amenities

Amenities	Beach Access, Clubhouse, Dog Park, Golf Course, Park, Playground
Parking Spaces	3
Parking	Alley Access, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Garburator, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers, Waterfall, Yard Lights
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	June 16th, 2025
Days on Market	2
Zoning	DC 129
HOA Fees	137
HOA Fees Freq.	MON

Listing Details

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.