

# \$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 2â€”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 switchesâ€”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. 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 fridgeâ€”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 fridgeâ€”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, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
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	69
Zoning	TBD
HOA Fees	130
HOA Fees Freq.	MON

### Listing Details

Listing Office	Bode Platform Inc.
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