

\$825,700 - 713 Grayling Link, Rural Rocky View County

MLS® #A2217453

\$825,700

3 Bedroom, 3.00 Bathroom, 2,193 sqft

Residential on 0.11 Acres

Harmony, Rural Rocky View County, Alberta

Like-New Detached Home with Immediate Possession in Prestigious Harmony – A Rare Find!

Welcome to your dream home in the award-winning lake community of Harmony, nestled in the stunning foothills of Springbank and just a short drive to the majestic Rocky Mountains. This beautifully upgraded detached home offers the perfect blend of modern luxury, small-town charm, and outdoor lifestyle – and best of all, it’s move-in ready with immediate possession!

This meticulously maintained property feels brand new and comes fully loaded with high-end upgrades throughout, showcasing contemporary finishes, thoughtful design, and an open-concept layout ideal for both everyday living and entertaining. The bright and spacious kitchen features quartz countertops, upgraded cabinetry, designer lighting, and stainless steel appliances – all included for your convenience. A cozy living area and generous dining space complete the main floor, creating a warm and welcoming environment.

Upstairs, you’ll find a serene primary retreat with a spa-like ensuite, plus additional well-sized bedrooms and bathrooms that provide ample space for family or guests. The home also includes a washer and dryer, so you can settle in from day one.



Enjoy the freedom of a detached double garage, offering plenty of parking and storage space, and take advantage of the opportunity to make the landscaped yard of your dreams â€” the hard part is done, and now itâ€™s your turn to create your outdoor oasis!

Located in one of the Calgary regionâ€™s most sought-after communities, Harmony boasts a picturesque lake, an 18-hole Mickelson National Golf Club, a vibrant community clubhouse, and an unbeatable location close to the mountains, bike paths, and future retail amenities. Whether you're looking to relax by the water, tee off with friends, or explore the great outdoors, Harmony has it all.

Still under new home warranty, this is a fantastic opportunity to own a like-new home without the wait. With immediate possession available, you can move right in and start enjoying life in Harmony today!

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2217453 |
| Price | \$825,700 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,193 |
| Acres | 0.11 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 713 Grayling Link |
| Subdivision | Harmony |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T3Z 0C9 |

Amenities

| | |
|----------------|---|
| Amenities | Beach Access |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Faces Rear |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Great Room |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Balcony |
| Lot Description | Back Lane, Back Yard, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 3rd, 2025 |
| Days on Market | 7 |
| Zoning | R1 |
| HOA Fees | 152 |

HOA Fees Freq. MON

Listing Details

Listing Office Royal LePage Benchmark

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