

# \$881,150 - 576 Grayling Bend, Rural Rocky View County

MLS® #A2224797

**\$881,150**

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	\$881,150
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, Water, Vaulted Ceiling(s), Walk-In Closet  
Appliances Built-In Oven, Dishwasher, 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 23  
Zoning TBD  
HOA Fees 130  
HOA Fees Freq. MON

**Listing Details**

Listing Office Bode Platform Inc.



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