

**588 Grayling Bend**  
**Rural Rocky View County, Alberta**

**MLS # A2231936**



**\$841,800**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Harmony                |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,355 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached |               |                  |
| <b>Lot Size:</b> | 0.10 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane              |               |                  |

|                    |                                                                                                           |                   |              |
|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air                                                                                                | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                         | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                                                                           | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full, Unfinished                                                                                          | <b>LLD:</b>       | 8-25-3-W5    |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Wood Frame                                                                     | <b>Zoning:</b>    | TBD          |
| <b>Foundation:</b> | Poured Concrete                                                                                           | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |                   |              |

**Inclusions:** N/A

Discover the Everly by Broadview Homes—an elegant 2,282 sqft laned home in the vibrant community of Harmony! This 3-bedroom, 2.5-bath home offers a spacious layout with high-quality interior selections throughout. The main floor features a generous office, ideal for working from home, a stylish gas fireplace in the living room, and an open-concept kitchen and dining area designed for modern living. Upstairs, enjoy a versatile bonus loft, perfect for a media room or play space, and a luxurious primary bedroom. The oversized 24'x22' double detached garage offers ample space for vehicles and storage. Located in one of Calgary's most sought-after communities with lakes, parks, and mountain access just minutes away—this home truly has it all! Photos are representative.