

\$895,863 - 305 Grayling, Rural Rocky View County

MLS® #A2108952

\$895,863

3 Bedroom, 3.00 Bathroom, 2,502 sqft

Residential on 0.12 Acres

Harmony, Rural Rocky View County, Alberta

Experience the epitome of elegance with The Charlotte by Sterling Homes Calgary. This distinguished residence boasts 9' ceilings on both the main and basement levels, creating an airy and spacious ambiance. Unleash your culinary creativity in the kitchen featuring a gas range and a convenient walk-thru pantry. Quartz countertops throughout add a touch of luxury to every space, while additional windows throughout flood the home with natural light, creating a bright and welcoming atmosphere. The great room becomes a cozy haven with a gas fireplace, complete with a wall niche for added sophistication. Retreat to the 5-piece ensuite bathroom, a sanctuary of relaxation and style. Enjoy the convenience of a west-facing backyard, capturing the warmth of the afternoon sun. The thoughtfully finished stairs to the basement enhance both style and functionality, providing easy access to additional living space. *Photos are representative*

Built in 2023

Essential Information

MLS® #	A2108952
Price	\$895,863
Sold Price	\$890,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	2,502
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	305 Grayling
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z0G7

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lake
Roof	Asphalt Shingle

Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2024
Date Sold	April 4th, 2024
Days on Market	43
Zoning	TBD
HOA Fees	1800.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
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