

# \$773,800 - 717 Grayling Link, Rural Rocky View County

MLS® #A2233850

## \$773,800

3 Bedroom, 3.00 Bathroom, 1,924 sqft  
Residential on 0.11 Acres

Harmony, Rural Rocky View County, Alberta

Move into the Willow model by Broadview Homes in the community of Harmony! This 1,860 sq ft home features a durable Hardie Board exterior and an open-concept layout perfect for modern living. The main floor offers a spacious living area with a cozy gas fireplace, a central island kitchen, and a large walk-in pantry. Upstairs includes 3 bedrooms and 2.5 baths, highlighted by a luxurious 5-piece ensuite in the primary bedroom with dual sinks, a soaker tub, and separate shower. Enjoy outdoor living on the 11'x10' rear deck, ideal for entertaining. The 24'x24' detached garage provides ample space for vehicles, storage, or hobbies. Located in Harmony—just minutes from the lake, scenic pathways, golf, and more—this home blends small-town charm with high-end finishes and thoughtful design. Photos are representative.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2233850  |
| Price          | \$773,800 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,924     |
| Acres          | 0.11      |

|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 717 Grayling Link       |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 0H1                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator                                                |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas, Insert                                                                                               |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane                             |
| Roof              | Asphalt Shingle                       |
| Construction      | Cement Fiber Board, Stone, Wood Frame |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 102             |
| Zoning         | TBD             |
| HOA Fees       | 130             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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