

\$849,650 - 576 Grayling Bend, Rural Rocky View County

MLS® #A2224797

\$849,650

3 Bedroom, 3.00 Bathroom, 2,202 sqft

Residential on 0.10 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to The Copeland 2â€”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 switchesâ€”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. 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 fridgeâ€”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 fridgeâ€”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	\$849,650
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, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, 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	63
Zoning	TBD
HOA Fees	130
HOA Fees Freq.	MON

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.