

\$1,049,000 - 256 Grayling Common, Rural Rocky View County

MLS® #A2243229

\$1,049,000

4 Bedroom, 4.00 Bathroom, 2,512 sqft
Residential on 0.11 Acres

Harmony, Rural Rocky View County, Alberta

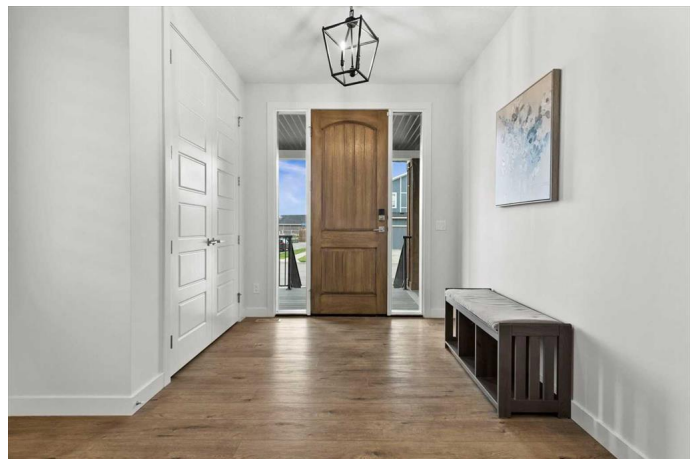
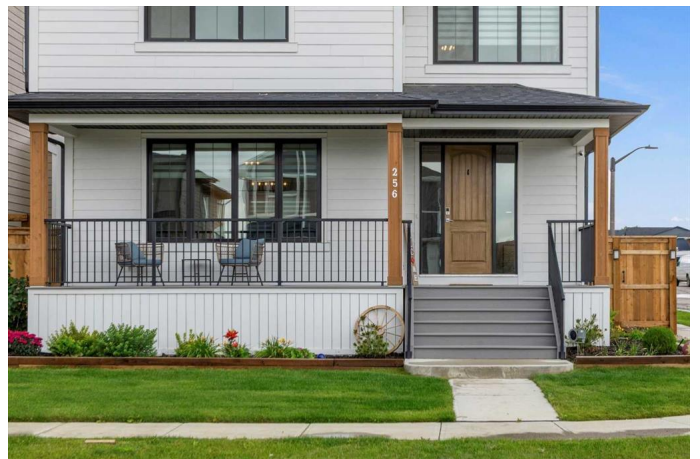
Welcome to this stunning Sterling Homes built 4-bedroom, 3.5-bathroom family home located in the heart of Harmony, one of Calgary's most sought-after neighbourhoods known for its strong sense of community and family friendly atmosphere.

Situated on a desirable corner lot, this home boasts exceptional curb appeal and thoughtful design throughout. Step inside to an open-concept layout featuring luxury vinyl wood flooring, spacious living and dining area, and large windows that flood the space with natural light.

The heart of the home is perfect for both everyday living and entertaining. Upstairs, you'll find a bonus room, 3 generously sized bedrooms, including a comfortable primary suite. The fully finished basement offers extra space for the rec room, home gym, and 4th bedroom.

Step outside to unwind in your private hot tub, or make the most of winter with the heated, detached double garage – ideal for both parking and extra storage.

This home truly has it all: comfort, space, and a welcoming community. Harmony is known for all the great activities available such as the community lake, skate park, golf course, Launchpad, walking paths and more!



Don't miss your chance to own a beautifully maintained almost new home in Harmony.

Built in 2023

Essential Information

MLS® #	A2243229
Price	\$1,049,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,512
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	256 Grayling Common
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0G6

Amenities

Amenities	Beach Access, Clubhouse, Park, Playground
Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
-------------------	---

Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	33
Zoning	DC129
HOA Fees	1638
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.