

# **\$777,900 - 577 Grayling Bend, Rural Rocky View County**

MLS® #A2205684

**\$777,900**

3 Bedroom, 2.00 Bathroom, 2,031 sqft

Residential on 0.10 Acres

Harmony, Rural Rocky View County, Alberta

Baywest Homes presents the Reegan. Located on a traditional interior rectangular lot in the award-winning community of Harmony with only a quick stroll the Phil Mickelson designed National golf course, Launch Pad, Adventure Park and a short ride to the Harmony Beach. An inviting home for a family who likes to entertain, featuring Hardi-board siding with a contemporary elevation and a fantastic great room. Step into 9' ceilings, a pristine design with a convenient main floor office, generous size mudroom which connects your double attached garage to the walk-through pantry. The kitchen comes with a full set of stainless-steel appliances, stone counters, a central island ideal for entertaining family and friends and is positioned just off the dining area and into the bright open-concept lifestyle room boasting a gas fireplace. The upper plan starts at the side bonus room, designed to be the hub of this space. A 4-piece bath, full size laundry room and 2 kids rooms situated to the front. The rear primary bedroom has room for a king bed with accessories and comes with a walk-in closet for 2, and spa inspired 4-piece en-suite bath with a separate shower, deep soaker tub, water closet and storage vanity. To wrap this all up enjoy the selections from Baywest crafted Signature Collections, a comprehensive collection of their most popular materials, carefully chosen for their quality, bundled to provide you with an excellent price and lasting value!



Built in 2026

**Essential Information**

MLS® #	A2205684
Price	\$777,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,031
Acres	0.10
Year Built	2026
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	577 Grayling Bend
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0H6

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes

Basement                      Full, Unfinished

**Exterior**

Exterior Features      None  
Lot Description        Corner Lot, Level, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Cement Fiber Board, Stone  
Foundation            Poured Concrete

**Additional Information**

Date Listed              March 28th, 2025  
Days on Market        81  
Zoning                    R-1  
HOA Fees                130  
HOA Fees Freq.        MON

**Listing Details**

Listing Office            RE/MAX First

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