

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

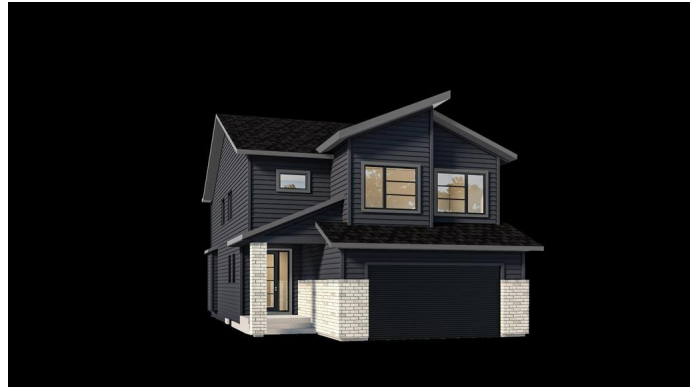
MLS® #A2205684

**\$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 24  
Zoning R-1  
HOA Fees 130  
HOA Fees Freq. MON

## Listing Details

Listing Office RE/MAX First

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