

# \$881,150 - 576 Grayling Bend, Rural Rocky View County

MLS® #A2224797

**\$881,150**

3 Bedroom, 3.00 Bathroom, 2,202 sqft  
Residential on 0.10 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to The Copeland 2 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 package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. 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 fridge—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          | \$881,150   |
| 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, Tankless Hot Water, Vaulted |
| Appliances        | Built-In Oven, Dishwasher, Refrigerator, Tankless Water    |
| 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 | 22             |
| Zoning         | TBD            |
| HOA Fees       | 130            |
| HOA Fees Freq. | MON            |

## Listing Details

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



Kitchen



Home Interiors

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