

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

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MLS® #A2243229

**\$1,049,000**

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

Harmony, Rural Rocky View County, Alberta

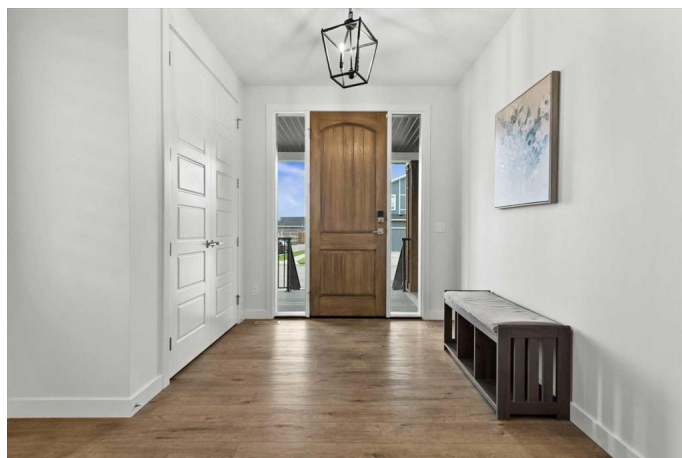
\* OPEN HOUSE SAT AUG 2 12-2 PM and  
SUN AUG 3 1-3PM \* Welcome to this stunning  
Sterling Homes built 4-bedroom, 3.5-bathroom  
family home located in the heart of Harmony,  
one of Calgary's most sought-after  
neighbourhoods known for its strong sense of  
community and family friendly atmosphere.

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,  
youâ€™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 â€™ 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!



Donâ€™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	Park, Playground, Beach Access, Clubhouse
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
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	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	2
Zoning	DC129
HOA Fees	1638
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Sotheby's International Realty Canada
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