

# \$849,650 - 576 Grayling Bend, Rural Rocky View County

MLS® #A2224797

**\$849,650**

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 suite 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. Stainless Steel Washer and Dryer and Open Roller Blinds provided by Sterling Homes Calgary at no extra cost! \$2,500 landscaping credit is also provided by Sterling Homes Calgary. 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	\$849,650
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 Is  
Ceiling(s), Walk-In Closet(s),  
Appliances Built-In Oven, Dishwasher,  
Refrigerator, Tankless Water  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Decorative  
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 53  
Zoning TBD  
HOA Fees 130  
HOA Fees Freq. MON

**Listing Details**

Listing Office Bode Platform Inc.



Kitchen



Home Interiors

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