



**Tycon Homes is a boutique builder with over 20 years of experience, specializing in luxury developments that redefine the concept of home.**

We focus on smaller, specialty projects distinguished by unique architecture and features.

Understanding that our living environment shapes our daily lives, Tycon Homes crafts spaces that enhance and elevate the way we live, making every day an experience to remember.



# GRAYLING GARDENS

## LUXURY BUNGALOWS



**Everything you want in a new community comes together here in one remarkable, welcoming place.**

Only 8 minutes west of Calgary in the heart of Springbank, with its sparkling lake, world-class golf, and pristine Rocky Mountain views, Harmony is a new community that connects you to the people, moments, and experiences that matter most. Don't miss your opportunity to call this one-of-a-kind place home.

**HARMONY®**

**LiveInHarmony.ca**

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**HARMONY®**







**Harmony, is a complete community that offers an abundance of lifestyle amenities that include:**

- Lake and Beach Club
- Adventure Park
- Pathways and Playgrounds
- Schools and Childcare
- Golfcourse and Clubhouse
- A village centre
- Proximity to the airport

**Grayling Gardens comprises seven strategically positioned luxury bungalow homes.**

Nestled along Grayling Lane, an exclusive roadway serving only seven residences, Grayling Gardens south-facing single-level luxury bungalow homes provide **stunning vistas of the park, lake, and distant mountains.**

The low-maintenance yards are designed to maximize sunlight for both the gardens and interiors.

**At Tycon Homes we build to a high standard finish and offer additional customized upgrades.**

**Our standard features include:**

Chef's kitchen featuring high beamed ceilings, upgraded appliances, and a hidden pantry,

Open floor plan with expansive windows and 9-foot Lift and Slide Patio Doors that seamlessly connect indoor and outdoor space.

Primary suite with park, lake and mountain views offers a luxury ensuite featuring an oversized tub and rain shower.

The developed lower level presents a spacious bedroom, with a full bathroom and a large family room.

Laundry room, half bath, mudroom and office.

Extra large double garage with ample room for two cars and a golf cart.

**Our customized upgrades include custom millwork, ceiling vaults, and kitchen layout modifications.**

**Debutante Design** provides interior selections:

Optional kitchen appliance upgrades

Optional vaults in the great room and primary bedroom ceilings.

Optional wine room, walk-up bar, exercise room, 2 additional bedrooms and bath in lower area.

Optional elevator is available for added convenience.

