\$818,300 - 1140 Sailfin Heath, Rural Rocky View County

MLS® #A2193029

\$818,300

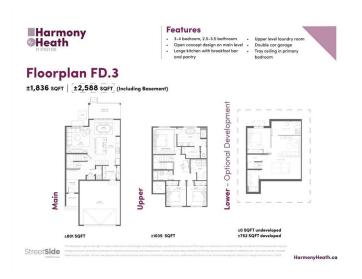
4 Bedroom, 4.00 Bathroom, 1,836 sqft Residential on 0.07 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to 1140 in Harmony Heathâ€"the ideal home for your family to grow, thrive, and create lifelong memories. Designed with every family member in mind, this home offers a blend of comfort, style, and convenience that's hard to beat. This interior home includes a fully developed basement, a double attached garage, and a walk-through mudroom featuring handy pantry shelving and lockers. The expansive 33' driveway ensures plenty of room for your vehicles. Step outside to a 16'x8' covered deck and a large, sodded backyard enclosed by a privacy fence, seamlessly blending into developer-installed wrought iron fencing along the greenspace. Inside, the kitchen is a chef's dream with full-height dual-tone cabinets in dark grey and an oak finish, complete with Samsung appliances and a gas line. The adjacent, spacious living room is perfect for family gatherings. The basement, with 9' ceilings, has plenty of space for a TV lounge and room for air hockey or a ping pong table. The upper-level primary suite is your peaceful sanctuary with beautiful green space views, a freestanding bathtub, and a luxurious 10mm glass shower. Laundry days are more manageable with an upgraded laundry package: quartz counter, + upper cabinet with hanging rod above the side-by-side machines to tackle those everyday chores. Living in Harmony Heath means benefiting from top-rated schools with convenient bus pick-up and a community filled with activities: an







adventure park, skate park, climbing wall, and over 27 km of paved pathways. Plus, enjoy water activities at both lakes and an off-leash dog park. Please visit us at our showhome at 1002 Harmony Parade to tour a similar home today and choose a community that supports the balance you've always dreamed of, welcome to your next adventure. 45 Minutes East of Canmore and 15 Minutes west of Calgary. Possession upon completion, October 2025, May 2026. Please inquire today regarding all available promotions from the builder.

Built in 2025

Essential Information

MLS® # A2193029

Price \$818,300

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,836

Acres 0.07

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 1140 Sailfin Heath

Subdivision Harmony

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z0J1

Amenities

Amenities Beach Access, Clubhouse, Community Gardens, Day Care, Dog Park,

Colf Course

Parking Spaces 4

Parking Double Garage Attached

of Garages 4

Interior

Interior Features High Ceilings, Quartz Counters, Storage, Walk-In Closet(s)

Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Electric

Range

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Landscaped, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 6th, 2025

Days on Market 135
Zoning TBD
HOA Fees 137
HOA Fees Freq. MON

Listing Details

Listing Office Grassroots Realty Group

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.