

\$819,300 - 1140 Sailfin Heath, Rural Rocky View County

MLS® #A2257419

\$819,300

4 Bedroom, 4.00 Bathroom, 1,836 sqft

Single Family on 0.07 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to 1140 in Harmony Heath—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 youâ€™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. (id:6289)

Built in 2025

Essential Information

Listing #	A2257419
Price	\$819,300
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,836
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1140 Sailfin Heath
Subdivision	Harmony
City	Rural Rocky View County
Province	Alberta
Postal Code	T3Z0J1

Amenities

Amenities	Golf Course, Park, Schools, Shopping, Water Nearby, Clubhouse, Daycare
Parking Spaces	4
Parking	Attached Garage

of Garages 2

Interior

Appliances Refrigerator, Range - Electric, Dishwasher, Stove, Hood Fan, Washer & Dryer

Heating Forced air

Cooling None

of Stories 2

Has Basement Yes

Exterior

Exterior Concrete

Exterior Features Landscaped

Construction Poured concrete, Wood frame

Foundation Poured Concrete

Listing Details

Listing Office Grassroots Realty Group



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