# \$768,100 - 1168 Sailfin Heath, Rural Rocky View County

MLS® #A2226661

# \$768,100

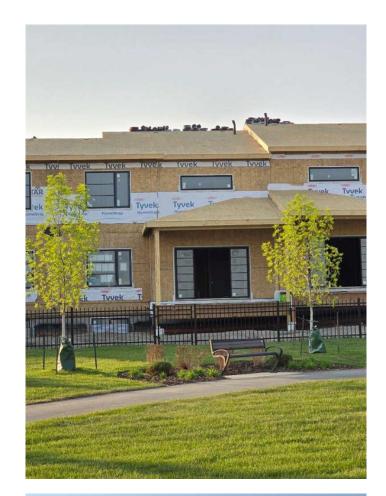
3 Bedroom, 3.00 Bathroom, 1,836 sqft Residential on 0.07 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to the start of your more peaceful and fulfilling life! Harmony is a luxury community that supports connectivity, relaxation, and an active lifestyle. Home to the Mikelson National Golf Course, LaunchPad, and Adventure Park, including a pump track, ninja warrior course, skating ribbon and outdoor rink, you don't have to leave the community for ample fun! The first lake is home to the first beach, where you can take the family to play in the sand, go swimming, paddleboard, kayak, or even fish! The community has even designed 30% of open space, including numerous parks, 25 km of paved pathways, and more than 17,000 trees wow. We'II soon welcome the second, 100-acre lake, a Nordic Spa, a professional building, Bingham Crossing's Costco just 5 minutes down the road, and more! But if we don't have enough adventure for you here, Canmore is only a 45-minute drive for all your mountain adventuring needs! This bright, 28' wide, 3 bed + 2.5 bath is the perfect backdrop for you and your loved ones. This large kitchen is outfitted with full height white cabinets, under cabinet lighting, Samsung electric appliance with a gas-line for a future range, silgranit sink, and white quartz counters with the waterfall detail on the island. Warm-grey LVP runs throughout the main floor which is finished with 9' ceilings on the main floor, and large triple pane windows! As you exit through your double patio doors off the dining room, you find yourself on the



covered deck, finished with black railing, a gas line for a BBQ, and wooden steps down to your landscaped and fenced backyard backing onto greenspace! Upstairs, you'II find the primary suite finished with an 8'/9' tray ceiling, a double sink vanity, a freestanding bathtub, 10mm glass, a full height-tile shower with a built-in bed and enclosed water closet in the ensuite, and a walk-in closet. Plus two more bedrooms, a full bath, and a spacious laundry room. This home is finished with an attached double car garage, undeveloped basement, roughed-in AC, and is wrapped in full Hardie board to stand up against the weather! Come to the show home at 1002 Harmony Parade to tour a similar home today and take the following steps to make Harmony your home. Take possession of Fall '25. Please inquire today regarding all available promotions from the builder.



#### Built in 2025

### **Essential Information**

MLS® # A2226661 Price \$768,100

Bedrooms 3

Bathrooms 3.00

Full Baths 2

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 1168 Sailfin Heath

Subdivision Harmony



City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z0J1

#### **Amenities**

Amenities Beach Access, Clubhouse, Day Care, Dog Run, Colf Course, Park,

Playground

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

# Interior

Interior Features Open Floorplan, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator,

Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Entrance

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed June 1st, 2025

Days on Market 16
Zoning TBD
HOA Fees 137
HOA Fees Freq. MON

## **Listing Details**

Listing Office Grassroots Realty Group

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