

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

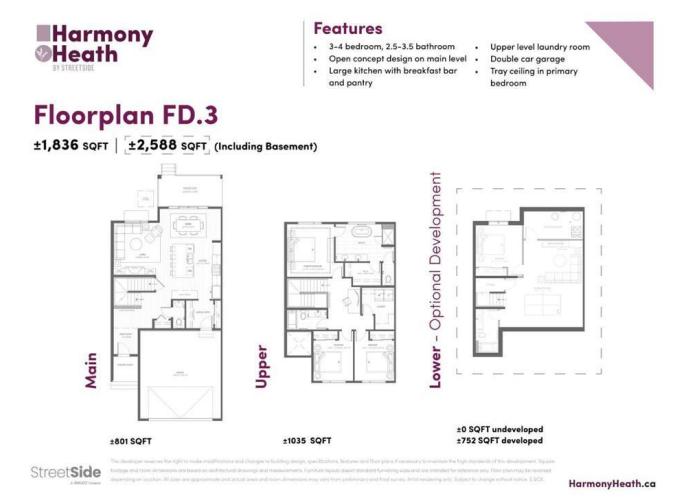
MLS® #A2193029

**\$818,300**

4 Bedroom, 4.00 Bathroom, 1,836 sqft  
Residential on 0.02 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 FD.3 floor plan and interior unit home include 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' x 8' 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 side-by-side washer and dryer 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. For a limited time, use StreetSideâ€™s current promotion and take \$15K off the purchase price. 45 Minutes East of Canmore and 15 Minutes west of Calgary. Possession upon completion, October 2025, May 2026.

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	0.02
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, Day Care, Golf Course, Community Gardens, Dog Park
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
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 6th, 2025
Days on Market	78
Zoning	TBD
HOA Fees	137
HOA Fees Freq.	MON

## Listing Details

Listing Office	Grassroots Realty Group
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