

# \$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 donâ€™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. Weâ€™ll soon welcome the second, 100-acre lake, a Nordic Spa, a professional building, Bingham Crossingâ€™s Costco just 5 minutes down the road, and more! But if we donâ€™t have enough adventure for you here, Canmore is only a 45-minute drive for all your mountain adventuring needs! This bright, 28â€™ 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 9â€™ 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, youâ€™ll find the primary suite finished with an 8â€™/9â€™ 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, an 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, October to December â€™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      | Park, Beach Access, Clubhouse, Playground |
| Parking Spaces | 4                                         |
| Parking        | Double Garage Attached                    |
| # of Garages   | 2                                         |

### Interior

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | Open Floorplan, Walk-In Closets     |
| Appliances        | Dishwasher, Dryer, Microwave, Range |
| 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 | 140            |
| Zoning         | TBD            |
| HOA Fees       | 137            |
| HOA Fees Freq. | MON            |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|



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