

## 1140 Sailfin Heath Rural Rocky View County, Alberta

**MLS # A2235984**



**\$818,300**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,836 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

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 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.