

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

MLS® #A2257419

**\$819,300**

4 Bedroom, 4.00 Bathroom, 1,836 sqft

Residential 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 come to our brand new Show Home at 1176 Sailfin Heath to view a similar home 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.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2257419      |
| Price          | \$819,300     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| 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     | 1140 Sailfin Heath      |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z0J1                  |

**Amenities**

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Dog Park, Community Gardens, Day Care, Golf Course |
| Parking Spaces | 4                                                                           |
| Parking        | Double Garage Attached                                                      |
| # of Garages   | 4                                                                           |

## Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Quartz Counters, Storage, Walk-In Closet(s)                   |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                   |
| Cooling           | None                                                                         |
| Has Basement      | Yes                                                                          |
| Basement          | Full                                                                         |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                                     |
| Construction      | Concrete, Wood Frame                                |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 49                   |
| Zoning         | TBD                  |
| HOA Fees       | 137                  |
| HOA Fees Freq. | MON                  |

## Listing Details

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

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