



primary suite retreat comes with a freestanding bathtub, a separate 10mm glass shower, an enclosed water closet, and a spacious walk-in closet. All finished with 9â€™™/9â€™™/8â€™™ knockdown ceilings, LVP, standard 10lbs carpet underlay, 12â€™•x24â€™• tiles, large triple pane windows, Hardie board exteriors, and a detached 20.5â€™• x 23â€™™ detached garage to boot. Starting at \$754,787, you can put your touch on this home for a limited time while using the builderâ€™™s current promotion of \$15K off upgrades! The selection cutoff is Feb 18th, so we have a few weeks to claim this opportunity before the home is specâ€™™d out. (Upgrades you may consider upgrading as options may include: gourmet kitchen package with built-in appliances and full height cabinets, waterfall edge on the island countertop, fireplace, and the spindle railing). We hope you look forward to calling Harmony home with possession of Oct â€™25 - April â€™26. Visit the show home 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.

Built in 2025

### Essential Information

MLS® #	A2189804
Price	\$754,787
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,724
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse

Style 2 Storey  
Status Active

### Community Information

Address 1153 Sailfin Heath  
Subdivision Harmony  
City Rural Rocky View County  
County Rocky View County  
Province Alberta  
Postal Code T3Z0J6

### Amenities

Amenities Beach Access, Clubhouse, Community Gardens, Park  
Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Open Floorplan, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Range, Electric Stove, Microwave, Range, Range Hood, Washer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Yard, Corner Lot, Landscaped, Lawn  
Roof Asphalt Shingle  
Construction Concrete  
Foundation Poured Concrete

### Additional Information

Date Listed January 23rd, 2025  
Days on Market 50  
Zoning TBD  
HOA Fees 137  
HOA Fees Freq. MON

## Listing Details

Listing Office            Grassroots Realty Group

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.