

# \$799,900 - 1140 Sailfin Heath, Rural Rocky View County

MLS® #A2193029

**\$799,900**

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'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 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,



**Harmony Heath**  
RESIDENTIAL

**Features**

- 3-4 bedroom, 2.5-3.5 bathroom
- Open concept design on main level
- Large kitchen with breakfast bar and pantry
- Upper level laundry room
- Double car garage
- Tray ceiling in primary bedroom

**Floorplan FD.3**  
±1,836 SQFT | ±2,588 SQFT (Including Basement)

**Main** ±801 SQFT

**Upper** ±1035 SQFT

**Lower - Optional Development** ±8 SQFT undeveloped / ±752 SQFT developed

StreetSide

HarmonyHeath.ca

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. 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	\$799,900
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, Community Gardens, Golf Course, Day Care, 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	36
Zoning	TBD
HOA Fees	137
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Grassroots Realty Group
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