



THE
A-TEAM

**RE/MAX
FIRST**

718 SAILFIN Drive, Rural Rocky View County T3Z2G7

MLS® #: **A2174908** Area: **Harmony** Listing Date: **10/24/24** List Price: **\$983,567**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **7,316 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,519**
 Low Sqft:
 Ttl Sqft: **1,519**

DOM

163
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **None**
 Construction: **See Remarks,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **See Remarks**
 Int Feat: **High Ceilings,Open Floorplan,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	Dining Room	Main	13`6" x 14`0"
Great Room	Main	17`0" x 12`10"	Bedroom - Primary	Main	15`4" x 14`8"
Bedroom	Main	11`0" x 11`0"	Game Room	Basement	24`10" x 18`0"
Media Room	Basement	19`8" x 13`7"	Bedroom	Basement	12`10" x 10`6"
Bedroom	Basement	12`0" x 10`0"			

Title:
Fee Simple

Zoning:
TBD

Legal Desc: **2312501**

Remarks

Pub Rmks: **Discover the Edenvue Model by NuVista Homes in the sought-after community of Harmony, Rocky View County, AB. This beautifully designed home offers 1,520 sq. ft. on the main floor, featuring two spacious bedrooms, soaring 10' ceilings, and an upgraded Samsung gourmet kitchen with extended cabinetry and sleek quartz countertops. The primary bedroom boasts a luxurious five-piece ensuite, providing a perfect retreat. The fully developed lower level adds an additional 1,486 sq. ft. of living space, including two more bedrooms, a third bathroom, and 1,316 sq. ft. of functional basement space. With a rear-attached double garage, this home is perfect for families or anyone seeking comfortable, stylish living. Located in the vibrant community of Harmony, you'll enjoy access to stunning views, recreational amenities, and more. Photos are representative.**

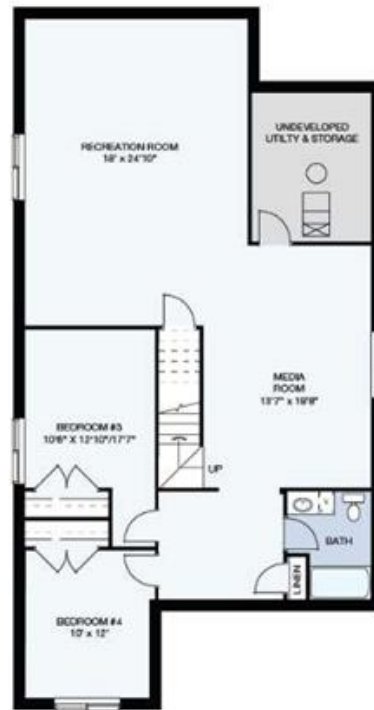
Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

EDENVIEW



MAIN LEVEL



LOWER LEVEL