



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
5
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:

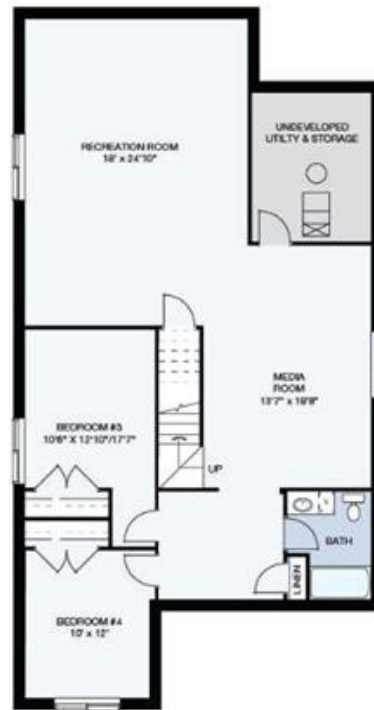
Room Information

<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"			

EDENVIEW



MAIN LEVEL



LOWER LEVEL