



THE
A-TEAM

**RE/MAX
FIRST**

676 SAILFIN Drive, Rural Rocky View County T3Z2G7

MLS®#: **A2181245** Area: **Harmony** Listing Date: **12/02/24** List Price: **\$919,100**
 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: **5,482 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Close to Clubhouse,Lake**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,454**
 Low Sqft:
 Ttl Sqft: **1,454**

DOM

124
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator**
 Int Feat: **Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
Great Room	Main	15`8" x 16`0"	Dining Room	Main	11`6" x 12`8"
Foyer	Main	9`8" x 9`8"	Bedroom - Primary	Main	13`0" x 11`10"
Bedroom	Main	9`11" x 9`8"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **TBD**

Legal Desc: 2312501

Remarks

Pub Rmks: **Welcome to your dream bungalow in Harmony, Rocky View County! This 2-bedroom, 2-bathroom home combines elegance and functionality. Step inside to soaring 10' ceilings on the main floor, creating a spacious, airy ambiance. The upgraded gourmet kitchen is a chef's delight, boasting stunning quartz countertops and premium finishes. The primary bedroom features a luxurious ensuite, while the secondary bedroom impresses with a walk-in closet. Whether hosting summer BBQs on the perfectly sized rear deck or enjoying Harmony's renowned amenities—including its lake, pathways, and proximity to the mountains—this home offers it all. Complete with an oversized double car garage, this property is thoughtfully designed for both comfort and style. Located just minutes from Calgary, Harmony provides a serene escape with the convenience of urban accessibility. This is more than a home; it's a lifestyle! Photos are representative.**

Inclusions: **TBD**
Property Listed By: **Bode Platform Inc.**

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

MAIN LEVEL: 1458 sq.ft.

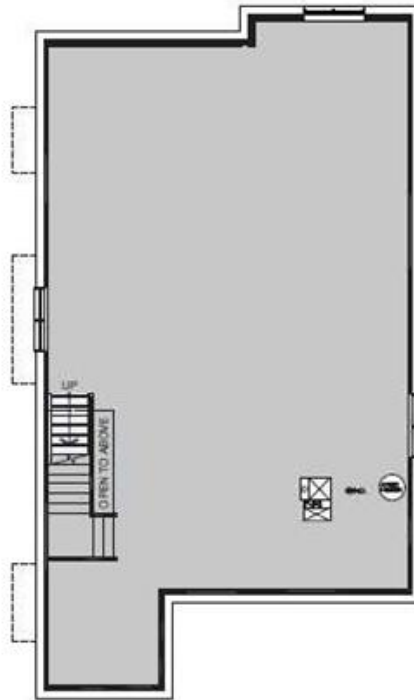
LOWER LEVEL: 991 sq.ft.

TOTAL: 1458 sq.ft.



MAIN LEVEL

WIDTH - 30'



LOWER LEVEL