



THE
A-TEAM

**RE/MAX
FIRST**

613 SAILFIN Drive, Rural Rocky View County T3Z2G7

MLS®#: **A2182233**

Area: **Harmony**

Listing Date: **12/13/24**

List Price: **\$919,000**

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: **4,564 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,553**
Low Sqft:
Ttl Sqft: **2,553**

DOM

50
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Public Sewer**
Ext Feat: **Other**

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

Kitchen Appl: **None**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Flex Space	Main	9`2" x 11`0"	Great Room	Main	13`0" x 16`7"
Dining Room	Main	12`0" x 12`7"	Bedroom - Primary	Second	13`0" x 17`2"
5pc Ensuite bath	Second	0`0" x 0`0"	Bonus Room	Second	14`0" x 12`6"
4pc Bathroom	Second	0`0" x 0`0"	Bedroom	Second	10`2" x 12`9"
Bedroom	Second	11`7" x 10`8"	Bedroom	Second	10`8" x 11`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

TBD

Legal Desc:

23112501

Remarks

Pub Rmks:

Welcome to Harmony, an enchanting lake community in Rocky View County. Perfectly positioned close to the stunning mountains and vibrant Calgary, this home offers the best of both worlds. Featuring 4 generous bedrooms and 2.5 stylish bathrooms, this residence is designed for modern living. Enjoy the upgraded Samsung gourmet kitchen, complete with high-quality cabinets and taller upper cabinets for extra storage. The 9' ceilings on both the foundation and main floors create an open, airy feel. Luxury vinyl plank flooring runs throughout, adding elegance and durability, while a cozy natural gas fireplace with floor-to-ceiling tile perfects the space. Step outside to a huge rear deck, ideal for summer barbecues or relaxing in the fresh air. The oversized double garage provides ample room for your vehicles and extra storage needs, with a convenient side entrance for added functionality. Experience the exceptional lifestyle of Harmony. This remarkable home awaits your personal touch! Photos are representative.

Inclusions:

NA

Property Listed By:

Bode

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

MAIN LEVEL: 1137 sq.ft.

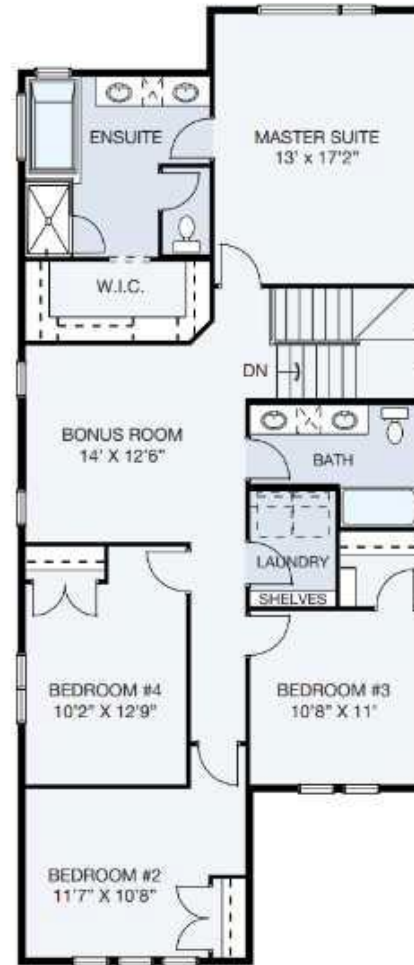
UPPER LEVEL: 1417 sq.ft.

TOTAL: 2554 sq.ft.

WIDTH - 36'



MAIN LEVEL



UPPER LEVEL