

613 SAILFIN Drive, Rural Rocky View County T3Z2G7

A2182233 Harmony 12/13/24 List Price: **\$919,000** MLS®#: Area: Listing

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Detached City/Town:

Rural Rocky View Finished Floor Area County Abv Saft: 2,553

2025 Low Sqft: Ttl Sqft:

4,564 sqft

Back Lane, Back Yard

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

2,553

DOM

111

Layout

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

4 (4)

4 2

2.0 (2 0)

2 Storey

Flooring: Vinyl Plank Water Source: Public Fnd/Bsmt:

Poured Concrete, Wood

Kitchen Appl: None

Int Feat: **High Ceilings**

Utilities:

Room Information

Level Room Level **Dimensions** Room **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" 11`7" x 10`8" **Bedroom** 10`8" x 11`0" Bedroom Second Second

Legal/Tax/Financial

Title: Zoning: **Fee Simple**

23112501

TBD

Remarks

Pub Rmks:

Legal Desc:

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:

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

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.

