



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1168 SAILFIN HEATH , Rural Rocky View County T3Z0J1**

MLS®#: **A2189115**      Area: **Harmony**      Listing Date: **01/21/25**      List Price: **\$749,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Rural Rocky View County**  
 Year Built: **2025**  
 Lot Information  
 Lot Sz Ar: **345 sqft**  
 Lot Shape: **Lot Width 6.5m - Depth from back fence to front property line 33m**  
 Access:  
 Lot Feat: **Backs on to Park/Green Space**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,836**  
 Low Sqft:  
 Ttl Sqft: **1,836**

DOM

**1**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Tile, Vinyl Plank**  
 Sewer: **Public Sewer**      Water Source: **Public**  
 Ext Feat: **Private Entrance**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer**  
 Int Feat: **Open Floorplan, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 11`1"	Dining Room	Main	8`5" x 15`4"
Kitchen	Main	14`2" x 15`4"	2pc Bathroom	Main	2`1" x 7`0"
Bedroom - Primary	Second	14`6" x 13`2"	5pc Ensuite bath	Second	14`8" x 9`5"
Walk-In Closet	Second	7`0" x 5`8"	Laundry	Second	8`0" x 10`6"
Bedroom	Second	10`1" x 12`5"	Bedroom	Second	10`1" x 12`5"
3pc Bathroom	Second	10`4" x 4`1"			

Title: **Fee Simple**  
 Legal Desc: **2312501**

Zoning: **TBD**

Remarks

Pub Rmks: **Welcome to the start of your more peaceful and fulfilling life! Harmony is a luxury community that supports connectivity, relaxation, and an active lifestyle. Home to the Mikelson National Golf Course, LaunchPad, and Adventure Park, including a pump track, ninja warrior course, skating ribbon and outdoor rink, you don't have to leave the community for ample fun! The first lake is home to the first beach, where you can take the family to play in the sand, go swimming, paddleboard, kayak, or even fish! The community has even designed 30% of open space, including numerous parks, 25 km of paved pathways, and more than 17,000 trees - wow. We'll soon welcome the second, 100-acre lake, a Nordic Spa, a professional building, Bingham Crossing's Costco just 5 minutes down the road, and more! But if we don't have enough adventure for you here, Canmore is only a 45-minute drive for all your mountain adventuring needs! This bright, 28' wide, 3 bed + 2.5 bath is the perfect backdrop for you and your loved ones. This large kitchen is outfitted with full height white cabinets, under cabinet lighting, Samsung electric appliance with a gas-line for a future range, silgranit sink, and white quartz counters with the waterfall detail on the island. Warm-grey LVP runs throughout the main floor which is finished with 9' ceilings on the main floor, and large triple pane windows! As you exit through your double patio doors off the dining room, you find yourself on the covered deck, finished with black railing, a gas line for a BBQ, and wooden steps down to your landscaped and fenced backyard backing onto greenspace! Upstairs, you'll find the primary suite finished with an 8'/9' tray ceiling, a double sink vanity, a freestanding bathtub, 10mm glass, a full height-tile shower with a built-in bed and enclosed water closet in the ensuite, and a walk-in closet. Plus two more bedrooms, a full bath, and a spacious laundry room. This home is finished with an attached double car garage, undeveloped basement, roughed-in AC, and is wrapped in full Hardie board to stand up against the weather! Come to the show home at 1002 Harmony Parade to tour a similar home today and take the following steps to make Harmony your home. Take possession of Fall '25 - Winter '26 and utilize StreetSide's present promotion of \$10K off!**

Inclusions: **N/A**  
 Property Listed By: **Grassroots Realty Group**

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



**Features**

- 3-4 bedroom, 2.5-3.5 bathroom
- Open concept design on main level
- Large kitchen with breakfast bar and pantry
- Upper level laundry room
- Double car garage
- Tray ceiling in primary bedroom

**Floorplan FD.1**

±1,836 sqft | ±2,588 sqft (Including Basement)



StreetSide

HarmonyHealth.ca









