



THE
A-TEAM

**RE/MAX
FIRST**

1140 SAILFIN HEATH , Rural Rocky View County T3Z0J1

MLS®#: **A2193029**

Area: **Harmony**

Listing Date: **02/06/25**

List Price: **\$818,300**

Status: **Active**

County: **Rocky View County**

Change: **+\$18k, 01-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

1,836

Year Built:

2025

Low Sqft:

Ttl Sqft:

1,836

Lot Information

Lot Sz Ar:

840 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped

Double Garage Attached

DOM

68

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

4

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Public Sewer**

Ext Feat: **Private Entrance,Private Yard**

Construction:

Concrete,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Range Hood,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

High Ceilings,Quartz Counters,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Living Room

Main

42`8" x 39`1"

Kitchen

Main

46`6" x 50`4"

Bedroom - Primary

Second

36`4" x 46`6"

5pc Ensuite bath

Second

47`0" x 30`7"

Bedroom

Second

33`1" x 40`9"

Bedroom

Lower

38`3" x 41`7"

3pc Bathroom

Lower

16`5" x 37`2"

Room

Level

Dimensions

Dining Room

Main

27`8" x 50`4"

2pc Bathroom

Main

9`0" x 18`1"

Walk-In Closet

Second

29`6" x 18`7"

Bedroom

Second

33`1" x 40`9"

3pc Bathroom

Second

33`4" x 15`7"

Game Room

Lower

64`0" x 71`1"

Legal/Tax/Financial

Title:
Fee Simple

Legal Desc:
2312501

Zoning:
TBD

Remarks

Pub Rmks:


Welcome to 1140 in Harmony Heath—the ideal home for your family to grow, thrive, and create lifelong memories. Designed with every family member in mind, this home offers a blend of comfort, style, and convenience that’s hard to beat. This FD.3 floor plan and interior unit home include a fully developed basement, a double attached garage, and a walk-through mudroom featuring handy pantry shelving and lockers. The expansive 33' driveway ensures plenty of room for your vehicles. Step outside to a 16’x8’ covered deck and a large, sodded backyard enclosed by a privacy fence, seamlessly blending into developer-installed wrought iron fencing along the greenspace. Inside, the kitchen is a chef’s dream with full-height dual-tone cabinets in dark grey and an oak finish, complete with Samsung appliances and a gas line. The adjacent, spacious living room is perfect for family gatherings. The basement, with 9' ceilings, has plenty of space for a TV lounge and room for air hockey or a ping pong table. The upper-level primary suite is your peaceful sanctuary with beautiful green space views, a freestanding bathtub, and a luxurious 10mm glass shower. Laundry days are more manageable with an upgraded side-by-side washer and dryer to tackle those everyday chores. Living in Harmony Heath means benefiting from top-rated schools with convenient bus pick-up and a community filled with activities: an adventure park, skate park, climbing wall, and over 27 km of paved pathways. Plus, enjoy water activities at both lakes and an off-leash dog park. Please visit us at our showhome at 1002 Harmony Parade to tour a similar home today and choose a community that supports the balance you’ve always dreamed of, welcome to your next adventure. For a limited time, use StreetSide’s current promotion and take \$15K off the purchase price. 45 Minutes East of Canmore and 15 Minutes west of Calgary. Possession upon completion, October 2025, May 2026.

Inclusions:
Property Listed By:

N/A
Grassroots Realty Group

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






STREETSIDE

Floorplan FD.3


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

Main




±801 SQFT

Upper



±1038 SQFT

Lower - Optional Development



±10 SQFT undeveloped
±792 SQFT developed

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

StreetSide

The buyer must visit the site to make an informed decision. The buyer is responsible for verifying the accuracy of the information provided. The buyer is responsible for verifying the accuracy of the information provided. The buyer is responsible for verifying the accuracy of the information provided. The buyer is responsible for verifying the accuracy of the information provided.

HarmonyHeath.ca



