



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: **\$799,900**
 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: **840 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Landscaped**
 Park Feat: **Double Garage Attached**

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

DOM

16
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/Bsm: **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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	42`8" x 39`1"	Dining Room	Main	27`8" x 50`4"
Kitchen	Main	46`6" x 50`4"	2pc Bathroom	Main	9`0" x 18`1"
Bedroom - Primary	Second	36`4" x 46`6"	Walk-In Closet	Second	29`6" x 18`7"
5pc Ensuite bath	Second	47`0" x 30`7"	Bedroom	Second	33`1" x 40`9"
Bedroom	Second	33`1" x 40`9"	3pc Bathroom	Second	33`4" x 15`7"
Bedroom	Lower	38`3" x 41`7"	Game Room	Lower	64`0" x 71`1"
3pc Bathroom	Lower	16`5" x 37`2"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2312501

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 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. 45 Minutes East of Canmore and 15 Minutes west of Calgary. Possession upon completion October 2025, May 2026.**

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



**Harmony
Heath**
BY RELEASE

Features

- 3-4 bedrooms, 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.3

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



Streetside

HarmonyHeath.ca





