



THE
A-TEAM

**RE/MAX
FIRST**

653 SAILFIN Drive, Rural Rocky View County T3Z 0J8

MLS®#: **A2202649**

Area: **Harmony**

Listing Date: **03/14/25**

List Price: **\$809,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 19-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View**

Year Built: **2025**

Lot Information

Lot Sz Ar: **4,384 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,090**

Low Sqft:

Ttl Sqft: **2,090**

DOM

20

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Sewer**

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Co-operative

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator

Int Feat:

Bathroom Rough-in,Built-in Features,Closet Organizers,Open Floorplan,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	11`6" x 10`6"	5pc Ensuite bath	Second	8`2" x 14`6"
Laundry	Second	6`4" x 10`3"	Bedroom	Second	10`6" x 10`2"
Bedroom - Primary	Second	15`0" x 13`8"	3pc Bathroom	Second	10`0" x 5`4"
Nook	Main	12`4" x 11`0"	Bonus Room	Second	12`4" x 13`0"
Kitchen	Main	10`0" x 16`1"	Great Room	Main	12`4" x 16`0"
Mud Room	Main	5`8" x 8`7"	2pc Bathroom	Main	5`4" x 5`8"
Foyer	Main	6`4" x 8`2"			

Legal/Tax/Financial

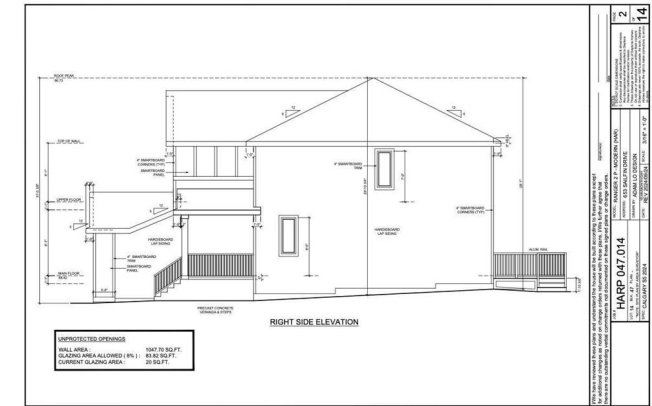
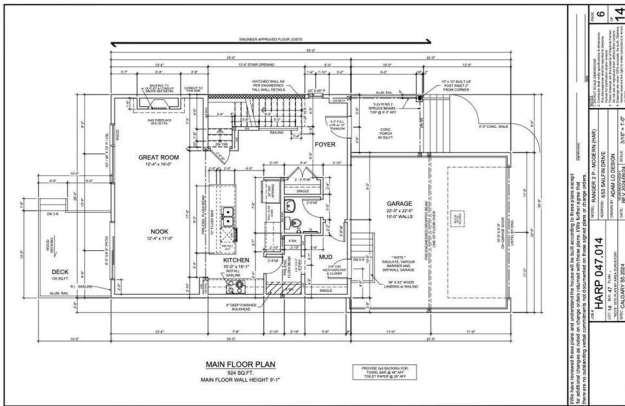
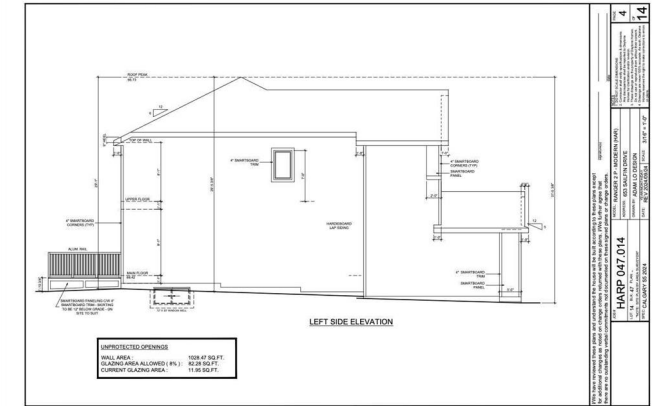
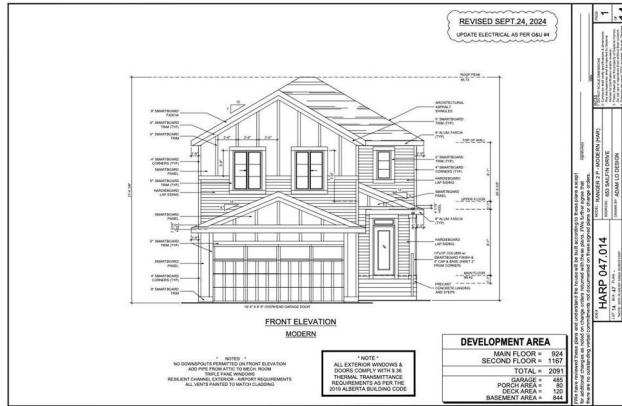
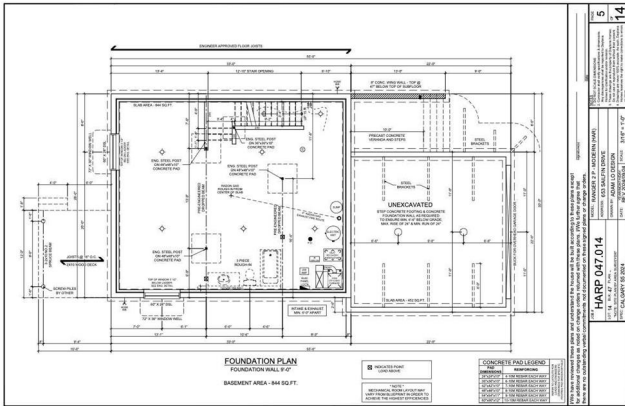
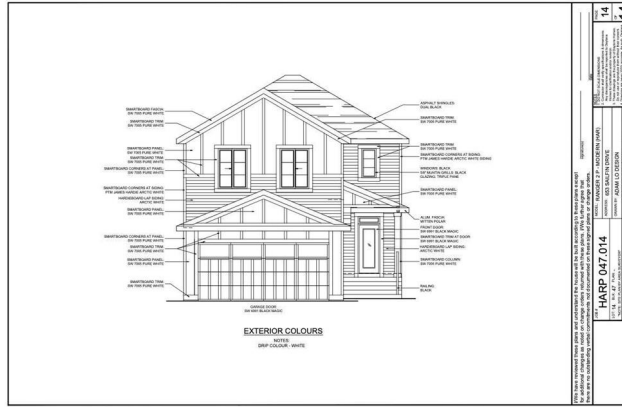
Title: **Fee Simple**
 Zoning: **VR-2**
 Legal Desc: **2312501**

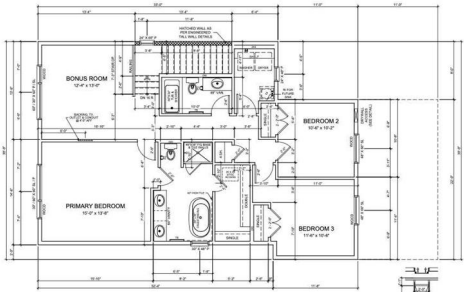
Remarks

Pub Rmks: **Welcome to 653 Sailfin Drive, a beautifully crafted home in Harmony, one of the most sought-after communities. Built by Daytona Homes, this 2,000+ square foot residence is designed for both style and function, featuring an oversized double-attached garage and a thoughtfully planned layout that maximizes comfort and convenience. Nestled in a community built around recreation, nature, and connection, residents of Harmony enjoy access to a 40-acre lake, scenic walking trails, the renowned Mickelson National Golf Club, playgrounds, and even a future village center, making it a truly unique place to call home. Stepping inside, the mudroom seamlessly flows into the pantry, creating a smart and practical entry point from the garage. The space then opens into a gourmet kitchen with a large central island, providing plenty of prep space and storage while keeping the heart of the home bright and inviting. The kitchen effortlessly connects to the great room and nook, creating an ideal space for both everyday living and entertaining. A gas fireplace in the great room adds warmth and ambiance, while a rear deck off the nook extends your living space outdoors, perfect for BBQs or enjoying the fresh air. Upstairs, the home continues to impress with three well-appointed bedrooms. At the front, two secondary bedrooms offer ample space and share a three-piece bathroom with easy access. A dedicated laundry room is conveniently located nearby, making household tasks effortless. Separating the front and back of the home, a large bonus room provides a versatile space that can function as a media room, home office, or play area. Tucked at the rear for added privacy, the primary suite is a luxurious retreat, featuring a five-piece ensuite with dual sinks, a soaker tub, a separate shower, and a spacious walk-in closet. Located in Harmony, this home offers the perfect blend of modern comfort and outdoor adventure. Whether you're spending your summers paddleboarding on the lake, golfing at one of Alberta's top courses, or embracing the year-round trails and recreation, this community is designed to enhance your lifestyle in every way. Built by Daytona Homes, known for their quality craftsmanship and commitment to customer care, 653 Sailfin Drive is more than just a home, it's the perfect backdrop for the life you want to build. Book your private tour today and experience everything this incredible home and community have to offer.**

Inclusions: **N/A**
 Property Listed By: **Royal LePage Benchmark**

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





UPPER FLOOR PLAN
1/2" = 1'-0"
UPPER FLOOR WALL HEIGHT 8'-11"

FINISH: 3/4" GYP BOARD
TOP OF FINISH FLOOR
FINISH FLOOR TO TOP OF FINISH FLOOR



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