



**GRASSROOTS**  
REALTY GROUP

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**625 Sailfin Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2250060**



**\$907,500**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,668 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

To be built - see show home at 20 Chokecherry Rise, Harmony. Move into the idyllic family community of Harmony and enjoy the amazing adventure park, the Mickelson Golf Club, close proximity to The Rocky Mountains, all steps from this brand new 2,668 sq ft, FOUR BEDROOM, FOUR BATHROOM home with 10' ceilings, high quality kitchen with upgraded Samsung gourmet kitchen appliances, quartz counters and a walk through pantry. There is a main floor flex room, the mud room has built in lockers, the flooring is luxury vinyl plank throughout the main, upstairs has a central bonus room and 4 large sized bedrooms. Bedroom #2 has a full ensuite and a walk in closet, the king sized primary suite has a relaxing ensuite and spacious walk in closet. This perfect family home features an oversized double garage and a SEPARATE SIDE ENTRANCE TO THE BASEMENT, perfect for a basement/secondary suite (subject to approval and permitting by the city/municipality) and has a 10 year New Home Warranty for added peace of mind!