



GRASSROOTS
REALTY GROUP

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1140 Sailfin Heath
Rural Rocky View County, Alberta

MLS # A2272707



\$818,300

Division:	Harmony		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,797 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 1140 in Harmony Heath —move-in ready is approaching, and new photos are coming. Your 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 interior home includes 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 laundry package: quartz counter, + upper cabinet with hanging rod above the side-by-side machines 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 come to our brand new Show Home at 1176 Sailfin Heath to view a similar home 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.