



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

**MLS # A2302435**



**\$894,900**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,605 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 649 Sailfin Drive, located in the brand new lake community of Harmony just 10 minutes west of Calgary and approximately 30 minutes to the mountains, where you are buying more than just a home but a true lifestyle. This 2025 Daytona built home presents like new and features numerous upgrades throughout including being situated on an oversized lot and in one of the most desirable phases of Harmony within walking distance to the lake and community amenities. Offering over 2600 sq ft of living space with 3 bedrooms and 2.5 bathrooms, the layout is both functional and thoughtfully designed for families. The main floor welcomes you with a large foyer, private office with French doors, 2 piece powder room, and a spacious living room centred around a gas fireplace, perfect for family time or entertaining after a day at the lake. The dining area flows seamlessly into the chef's kitchen, showcasing full height custom cabinetry, a gas range, built in wall oven and microwave, quartz countertops throughout, a large breakfast bar, and an oversized island with plenty of space for a growing family. This level is completed by a massive walk through pantry that connects to the mudroom with custom lockers and direct garage access, ideal for busy households. Upstairs you will find a large bonus room, 3 bedrooms, and a well planned layout. The primary bedroom measures approximately 14.5 by 15.6 ft and features a large walk in closet along with a spa inspired ensuite offering a double vanity, custom stand up shower, and standalone soaker tub. The second and third bedrooms are generously sized and each includes a large walk in closet. You will also find a spacious laundry room with sink and a full 4 piece bathroom on this level. Mechanical highlights include 2 high efficiency furnaces, 2 central A C systems, and a sump pump. Additional

upgrades include a custom high end blind package throughout, railing upgrades, and many more. Why wait 12 months for a new home when you can move in today and save the GST. Set in the award winning community of Harmony with its 2 private lakes, a brand new Nordic Spa (2028, brochure link in listing), world class golf at Mickelson National, extensive pathway system, playgrounds, and future village centre, this home offers an exceptional blend of comfort, quality, and lifestyle. Please book your private showing today.