



**GRASSROOTS**  
REALTY GROUP

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**1140 Sailfin Heath**  
**Rural Rocky View County, Alberta**

**MLS # A2193029**



**\$818,300**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Harmony                |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,836 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.02 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped  |               |                  |

|                    |  |                   |              |
|--------------------|--|-------------------|--------------|
| <b>Heating:</b>    | Forced Air   | <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>   | Finished, Full   | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Concrete, Wood Frame                                       | <b>Zoning:</b>    | TBD          |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | High Ceilings, Quartz Counters, Storage, Walk-In Closet(s) |                   |              |

**Inclusions:** N/A

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 an 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. For a limited time, use StreetSide’s current promotion and take \$15K off the

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