



GRASSROOTS
REALTY GROUP

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1140 Sailfin Heath
Rural Rocky View County, Alberta

MLS # A2193029



\$818,300

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

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, 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—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.