



Floorplan is expertly designed with you in mind, spanning 1683 sqft of living space on the upper two levels, including three beds + 2.5 baths, with the opportunity to develop the basement later on with a potential of an additional 781 sqft of recreational space. Then you can look forward to calling Harmony home with a possession of Oct ~25 - April ~26. Visit the show home 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. Please inquire today regarding all available promotions from the builder.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2223981      |
| Price          | \$692,300     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,683         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1145 Sailfin Heath      |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z0J6                  |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Beach Access, Clubhouse, Community Gardens, Dog Park |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached                               |
| # of Garages   | 2  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)                |
| Appliances        | Built-In Gas Range, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard |
| Lot Description   | Back Yard                                    |
| Roof              | Asphalt Shingle                              |
| Construction      | Cedar, Concrete, Wood Frame                  |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 37             |
| Zoning         | TBD            |
| HOA Fees       | 137            |
| HOA Fees Freq. | MON            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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