

\$768,100 - 1168 Sailfin Heath, Rural Rocky View County

MLS® #A2226661

\$768,100

3 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.07 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to the start of your more peaceful and fulfilling life! Harmony is a luxury community that supports connectivity, relaxation, and an active lifestyle. Home to the Mikelson National Golf Course, LaunchPad, and Adventure Park, including a pump track, ninja warrior course, skating ribbon and outdoor rink, you donâ€™t have to leave the community for ample fun! The first lake is home to the first beach, where you can take the family to play in the sand, go swimming, paddleboard, kayak, or even fish! The community has even designed 30% of open space, including numerous parks, 25 km of paved pathways, and more than 17,000 trees - wow. Weâ€™ll soon welcome the second, 100-acre lake, a Nordic Spa, a professional building, Bingham Crossingâ€™s Costco just 5 minutes down the road, and more! But if we donâ€™t have enough adventure for you here, Canmore is only a 45-minute drive for all your mountain adventuring needs! This bright, 28â€™ wide, 3 bed + 2.5 bath is the perfect backdrop for you and your loved ones. This large kitchen is outfitted with full height white cabinets, under cabinet lighting, Samsung electric appliance with a gas-line for a future range, silgranit sink, and white quartz counters with the waterfall detail on the island. Warm-grey LVP runs throughout the main floor which is finished with 9â€™ ceilings on the main floor, and large triple pane windows! As you exit through your double patio doors off the dining room, you find yourself on the



covered deck, finished with black railing, a gas line for a BBQ, and wooden steps down to your landscaped and fenced backyard backing onto greenspace! Upstairs, youâ€™ll find the primary suite finished with an 8â€™/9â€™ tray ceiling, a double sink vanity, a freestanding bathtub, 10mm glass, a full height-tile shower with a built-in bed and enclosed water closet in the ensuite, and a walk-in closet. Plus two more bedrooms, a full bath, and a spacious laundry room. This home is finished with an attached double-car garage, an undeveloped basement, roughed-in AC, and is wrapped in full Hardie board to stand up against the weather! Please come to our brand new Show Home at 1176 Sailfin Heath to view a similar home today and take the following steps to make Harmony your home. Take possession, October to December â€™25. Please inquire today regarding all available promotions from the builder.

Built in 2025

Essential Information

MLS® #	A2226661
Price	\$768,100
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,836
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1168 Sailfin Heath
---------	--------------------

Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z0J1

Amenities

Amenities	Beach Access, Clubhouse Playground, Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

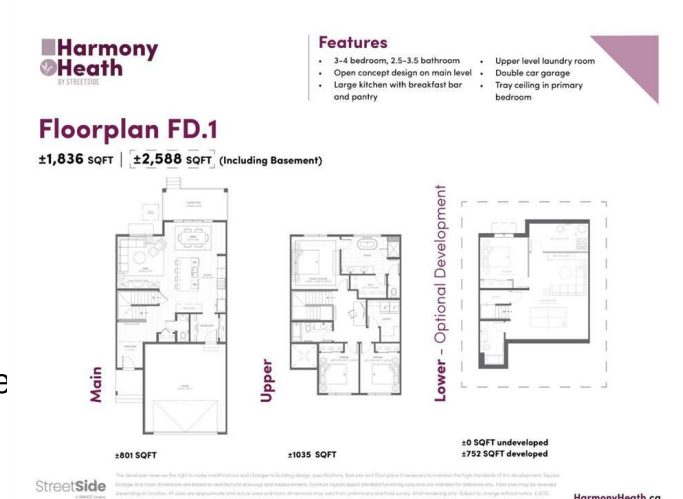
Additional Information

Date Listed	June 1st, 2025
Days on Market	151
Zoning	TBD
HOA Fees	137
HOA Fees Freq.	MON

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and



the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.