



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	45
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.