

# \$1,399,000 - 813 Sailfin Drive, Rural Rocky View County

MLS® #A2214220

**\$1,399,000**

5 Bedroom, 4.00 Bathroom, 2,749 sqft

Residential on 0.11 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to your dream home in the highly sought-after, upscale LAKE COMMUNITY OF HARMONY! This BEAUTIFULLY UPGRADED 5-BEDROOM residence with over 3800 sq.ft. of developed living space, OVERSIZED DOUBLE ATTACHED GARAGE and FULLY DEVELOPED BASEMENT offers a perfect blend of modern luxury, spacious living, and thoughtful design—just minutes from the city limits.

## KEY FEATURES:

**SPACIOUS AND ELEGANT LAYOUT:** Open floor plan with HIGH CEILINGS and LARGE TRIPLE PANE WINDOWS fill the home with natural light. The grand foyer welcomes you with a stained glass main entry door and a convenient bench, setting a warm tone.

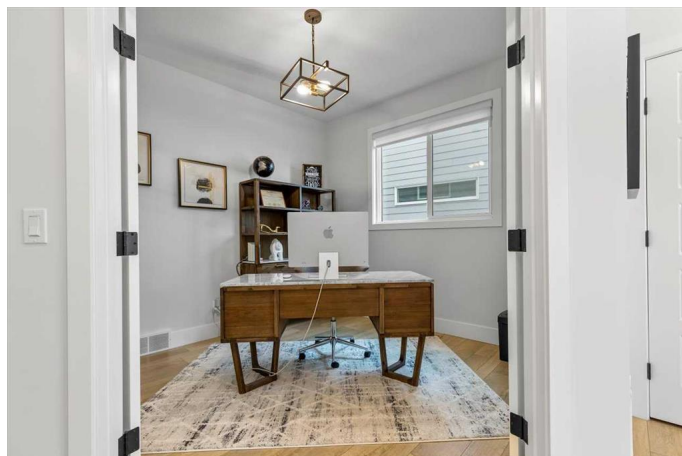
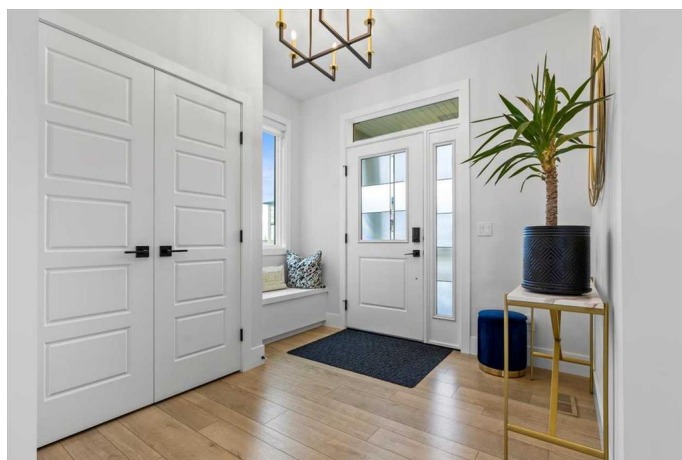
**GOURMET KITCHEN:** Chef's paradise featuring a stunning WATERFALL QUARTZ ISLAND with a built-in wine rack, QUARTZ COUNTERTOPS, TILED BACKSPLASH, and STAINLESS STEEL

APPLIANCES—including a gas stovetop, built-in microwave, and built-in oven.

Additional touches like UPGRADED CUPBOARD HANDLES, pull-out garbage drawer, upgraded kitchen tiles, make this kitchen both functional and stylish.

**LUXURIOUS LIVING SPACES:** Cozy up by the GAS FIREPLACE with full tile surround in the living room with CEILING SPEAKERS.

Upgraded light fixtures, and accent walls in the dining area enhance the home's modern appeal.



**PRIMARY RETREAT:\*\*** Spacious primary bedroom with HEATED FLOORING in the 5-piece ensuite, featuring upgraded sinks, an OVERSIZED SOAKER TUB, and a FULLY TILED 10mm GLASS SHOWER with rainfall head.

**Additional Bedrooms & Bathrooms:\*\*** JACK AND JILL STYLE bedrooms with a shared 5 piece bathroom featuring UPGRADED TUB AND FAUCETS, DUAL SINKS, and upgraded CLOSET SHELVING provide ample space and comfort for family or guests.

**UPGRADES AND EXTRAS THROUGHOUT:\*\***

- Aggregate driveway
- Composite siding
- 18 ft wide garage door
- Built-in shelving in closets
- Security system rough-in
- Water heater (75-gallon)
- Upgraded stair railings and carpets
- Upgraded laundry room with counter above laundry machines
- Main floor ceiling speakers
- Upgraded baseboards and cupboard hardware
- Upstairs blackout zebra blinds

**FULLY DEVELOPED BASEMENT:\*\***

Designed for entertainment and relaxation, featuring:

- SOUNDPROOFING with SONOPAN, spray foam insulation, and SOUND BARS
- Upgraded LVP FLOORING with ECO COAK FOAM UNDERLAY
- FULLY TILED 10mm GLASS SHOWER with rainfall head

- Bedroom with walk-in closet and BUILT-IN SHELVING

- Relaxing dry sauna and Additional laundry

**COMMUNITY HIGHLIGHTS:**

Harmony is a premier lake community offering a lifestyle filled with amenities including a LAKE and BEACH CLUB, ADVENTURE PARK, walking paths, playgrounds, GOLF COURSE, clubhouse, launchpad driving

range, and a soon-to-be-built Village Centre with shopping, caf  s, restaurants, and gathering spaces. This vibrant community provides everything you need for a comfortable, active, and social lifestyle. Don  t miss the opportunity to own this exceptional home in one of the most desirable neighborhoods. Book your viewing today! Your dream home awaits in Harmony  where luxury meets lifestyle!

Built in 2022

**Essential Information**

MLS�� #	A2214220
Price	\$1,399,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,749
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	813 Sailfin Drive
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z0G4

**Amenities**

Amenities	Beach Access
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Sauna
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 26th, 2025
Days on Market	4
Zoning	TBD
HOA Fees	136
HOA Fees Freq.	MON

## Listing Details

Listing Office	CIR Realty
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