

# **\$904,500 - 617 Sailfin Drive, Rural Rocky View County**

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MLS® #A2249687

**\$904,500**

4 Bedroom, 4.00 Bathroom, 2,668 sqft

Residential on 0.10 Acres

Harmony, Rural Rocky View County, Alberta

To be built - see show home at 20 Chokecherry Rise, Harmony. Welcome to your dream home in the stunning community of Harmony! This brand new, exquisitely finished residence is thoughtfully designed with modern families in mind. Boasting four spacious bedrooms and four full bathrooms across over 2,650 square feet, this property is a perfect blend of luxury, comfort and functionality. Located just a short commute to downtown Calgary and offering quick, easy access to the mountains, Harmony is a vibrant community with an abundance of activities for everyone. Enjoy scenic walking paths, top notch recreational facilities, The Mickelson National Golf Course, a private beach, and much more, right at your doorstep. Step inside and be captivated by the 10 foot ceilings on the main floor, creating an open and airy atmosphere. The luxury vinyl plank flooring adds a touch of elegance, while the chef's dream kitchen with its walk through pantry is sure to impress. A main floor flex room offers versatility and a mudroom with built in lockers keeps everything organized and tidy. Upstairs, you'll find 9 foot ceilings and four well appointed bedrooms. The second bedroom includes a private ensuite and a walk in closet, while the spacious primary suite offers a relaxing oasis with its own luxurious ensuite. Adding to the home's appeal is a separate side entrance, providing the perfect opportunity for future basement development options. Whether you envision a home gym, a media



room, or an in-law suite, the possibilities are endless. Experience unparalleled living in this gorgeous Harmony home, where sophistication meets convenience and lifestyle. Don't miss the opportunity to be part of this incredible community!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249687    |
| Price          | \$904,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,668       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 617 Sailfin Drive       |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 0J5                 |

**Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Colf Course, Dog Park |
| Parking Spaces | 2                                              |
| Parking        | Double Garage Attached                         |
| # of Garages   | 2                                              |

**Interior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen |
|-------------------|-------------------------------------------------------------------------|

|                 |                                                                                                                        |
|-----------------|------------------------------------------------------------------------------------------------------------------------|
|                 | Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances      | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator                         |
| Heating         | Forced Air                                                                                                             |
| Cooling         | None                                                                                                                   |
| Fireplace       | Yes                                                                                                                    |
| # of Fireplaces | 1                                                                                                                      |
| Fireplaces      | Gas                                                                                                                    |
| Has Basement    | Yes                                                                                                                    |
| Basement        | Exterior Entry, Full, Unfinished                                                                                       |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Rectangular Lot            |
| Roof              | Asphalt Shingle                       |
| Construction      | Cement Fiber Board, Stone, Wood Frame |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 74                |
| Zoning         | R-1               |
| HOA Fees       | 137               |
| HOA Fees Freq. | MON               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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