

613 Sailfin Drive  
Rural Rocky View County, Alberta

MLS # A2249031



**\$868,500**

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Harmony                    |               |                  |
| <b>Type:</b>     | Residential/House          |               |                  |
| <b>Style:</b>    | 2 Storey                   |               |                  |
| <b>Size:</b>     | 2,563 sq.ft.               | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                          | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached     |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot |               |                  |

|                    |                                           |                   |              |
|--------------------|-------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air                                | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank         | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Wood Frame     | <b>Zoning:</b>    | R1           |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -            |

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this BEAUTIFULLY DESIGNED and spacious 4 bedroom home by NuVista Homes, offering everything you need for modern family living including a chef inspired kitchen with quartz counter tops, high quality cabinetry, a walk through pantry and an upgraded Samsung gourmet appliance package. The main floor has 9' ceilings, a versatile flex room and luxury vinyl plank flooring. There is also a SEPARATE SIDE ENTRANCE perfect for many future basement development options. Upstairs has a central bonus room separating the 3 bedrooms from the primary suite which features a relaxing luxurious ensuite and a great sized walk in closet. There is also a 10' x 10' rear deck and an oversized 22' x 23' double garage. Situated in the amazing community of Harmony offering a distinctive relaxing lifestyle with the lake, an extensive pathway system, an adventure park that must be experienced to appreciate and the spectacular Mickelson National Golf Course and club & all within minutes from this gorgeous home and just a short easy drive to downtown Calgary.