

**1140 Sailfin Heath  
Rural Rocky View County, Alberta**

**MLS # A2272707**

**\$786,900**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,918 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 1140 Harmony Heath—where luxury meets lifestyle in the award-winning community of Harmony. Boasting over 2,690 square feet of total living space, this meticulously finished home is perfectly positioned 15 minutes west of Calgary and 45 minutes from the mountains. The chef-inspired kitchen serves as the heart of the home, featuring full-height dual-tone cabinetry (Dark Grey/Oak), premium Samsung appliances with a gas line, and a seamless flow into the sun-drenched living room. Functional elegance shines in the walk-through mudroom with custom lockers and pantry shelving, leading to a double attached garage and an expansive 37' driveway. Upstairs, the primary sanctuary offers serene greenspace views, a freestanding soak tub, and a 10mm glass shower. The fully developed basement with 9' ceilings is an entertainer's dream, featuring a massive recreation room and a private fourth bedroom perfectly tucked away for guests or a home office. Step outside to a 16'x8' covered deck and a fully sodded, fenced yard that opens to developer-installed wrought iron fencing and lush greenspace. Enjoy world-class amenities, including two lakes, 27km of pathways, an adventure park, and top-rated schools with bus pick-up. Your move-in-ready adventure starts here.