

# \$868,500 - 613 Sailfin Drive, Rural Rocky View County

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MLS® #A2249031

**\$868,500**

4 Bedroom, 3.00 Bathroom, 2,563 sqft

Residential on 0.10 Acres

Harmony, Rural Rocky View County, Alberta

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 12' 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.



Built in 2025

## Essential Information

MLS® #                      A2249031

Price                         \$868,500

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,563       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 613 Sailfin Drive       |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 0J5                 |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Dog Park, Golf Course |
| 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, 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 15th, 2025 |
| Days on Market | 66                |
| Zoning         | R1                |
| HOA Fees       | 137               |
| HOA Fees Freq. | MON               |

**Listing Details**

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

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