

# \$1,379,999 - 850 Sailfin Drive, Rural Rocky View County

MLS® #A2205343

**\$1,379,999**

4 Bedroom, 4.00 Bathroom, 2,840 sqft

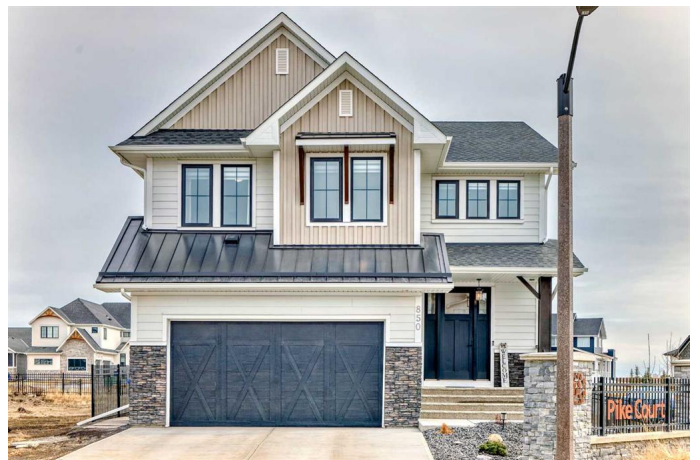
Residential on 0.12 Acres

Harmony, Rural Rocky View County, Alberta

Experience the best of lake community living in this stunning 2,840 sq. ft. home with **EXCLUSIVE DOCK PRIVILEGES!** Perfectly situated on a **PREMIUM LOT**, this 4-bedroom masterpiece blends elegance, comfort, and functionality.

Step inside to discover hardwood flooring throughout the main level, where a spacious dining area and an oversized quartz island set the stage for grand entertaining. Designed for culinary enthusiasts, the gourmet kitchen boasts KitchenAid appliances, including a 6-burner gas stove. Custom shelving enhances the walk-through pantry, offering exceptional storage solutions. Warm and inviting, the living room showcases a stone gas fireplace, perfectly positioned to frame picturesque views of the backyard and pathway. For those who work from home or crave a quiet retreat, the main floor sitting room provides a sunlit and versatile space. Enjoy seamless ambiance with built-in speakers, filling the home with your favourite music.

Upstairs, a spacious bonus room invites cozy movie nights complete with a 7-Angstrom speaker surround sound. Three generously sized bedrooms share the level, along with a laundry room featuring a sink and additional storage. Retreat to the primary suite, a true sanctuary with a 9-ft coffered ceiling and a spa-like 4-piece ensuite featuring a double vanity. The fully finished lower level expands your living space with LVP flooring, a gym/flex



room with full-length mirrors, a wet bar, a 4-piece bath, and an additional bedroom with a walk-in closet. Step outside to a meticulously landscaped backyard, where a covered, no-maintenance composite deck, an exposed aggregate patio, and lush greenery create a private outdoor retreat. Beyond the back gate, a short stroll leads to your semi-private dock, shared with only 16 other homes. Imagine starting your mornings with a peaceful paddleboard session on the lake! This is more than a home—it's a lifestyle. Ask your Realtor® for a full list of upgrades and features!

Built in 2023

### Essential Information

MLS® #	A2205343
Price	\$1,379,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,840
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	850 Sailfin Drive
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0G5

### Amenities

Amenities	Beach Access, Dog Park, Golf Course
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Waterfront	Beach Access, Lake, Lake Privileges, See Remarks

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle, Metal
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	1
Zoning	TBD
HOA Fees	1950
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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