

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

MLS® #A2205343

\$1,379,999

4 Bedroom, 4.00 Bathroom, 2,840 sqft

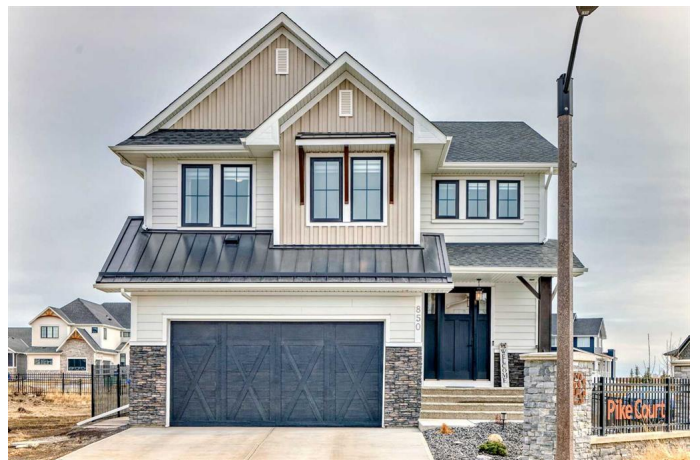
Residential on 0.12 Acres

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	4
Zoning	TBD
HOA Fees	1950
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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