

621 Sailfin Drive  
Rural Rocky View County, Alberta

MLS # A2250700



\$867,500

|           |                            |        |                  |
|-----------|----------------------------|--------|------------------|
| Division: | Harmony                    |        |                  |
| Type:     | Residential/House          |        |                  |
| Style:    | 2 Storey                   |        |                  |
| Size:     | 2,428 sq.ft.               | Age:   | 2025 (0 yrs old) |
| Beds:     | 3                          | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached     |        |                  |
| Lot Size: | 0.10 Acre                  |        |                  |
| Lot Feat: | Back Lane, Rectangular Lot |        |                  |

|             |                                           |            |              |
|-------------|-------------------------------------------|------------|--------------|
| Heating:    | Forced Air                                | Water:     | Public       |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank         | Sewer:     | Public Sewer |
| Roof:       | Asphalt Shingle                           | Condo Fee: | -            |
| Basement:   | Separate/Exterior Entry, Full, Unfinished | LLD:       | -            |
| Exterior:   | Cement Fiber Board, Stone, Wood Frame     | Zoning:    | R-1          |
| Foundation: | Poured Concrete                           | Utilities: | -            |

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

**Inclusions:** N/A

To be built - see show home at 20 Chokecherry Rise, Harmony. Homes quality designed to meet the needs of modern family living. Elegant kitchen with gorgeous cabinetry, quartz counter tops and upgraded Samsung gourmet appliances making it both a chef's delight and a stylish entertaining space. A walk through pantry adds to the home's functionality, offering lots of storage space. The sunny open floorplan with 9' ceilings is complimented by luxury vinyl plank flooring that flows seamlessly throughout the main floor. There is also a main floor flex room and a PRIVATE SIDE ENTRANCE TO THE BASEMENT offering endless opportunities for future development. Upstairs has a centralized bonus room that serves as a perfect family retreat surrounded by three great sized bedrooms and a convenient second floor laundry room. This home is more than just a living space; situated in the highly sought after community of Harmony only 15 min west of Calgary and offering an extensive pathway system, a beach, climbing wall, skate park, a beach volleyball court, the "Mickelson National Gold Club" and so much more. NuVista Homes is one of Calgary's premier builders, committed to building high quality homes and providing award winning customer service.