



**801 Sailfin Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2289824**



**\$1,095,000**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,353 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar

**Inclusions:** Garage Heater

Exceptional residence on an OVERSIZED CORNER LOT WITH GORGEOUS LAKE VIEWS. Thoughtful professional design aspects and upgrades throughout the home result in 3,500 sq. ft. of beautiful developed space, including a fully finished basement. This is the ultimate family home designed for both everyday comfort and elevated entertaining. The open concept design seamlessly connects the living, dining and kitchen spaces and features walls of floor to ceiling windows that flood the home with natural light. The chef inspired kitchen is a true showpiece, featuring high end appliances including a double fridge/freezer, 6 burner gas cooktop, built-in oven, custom hood fan, walk-in pantry and an ultra convenient butler's pantry. The spacious dining area opens through patio doors to a custom tiered stone patio, fully landscaped and fenced yard. The living room, complete with floor to ceiling stone fireplace, beamed ceiling, STUNNING WINDOWSCAPING and built-in window seating is sure to create memories with family and friends. A main floor office provides ample space for a work from home set up, while the front entrance features built-in hanging and storage compartments to keep busy family life organized. Upstairs, an open loft with a full wall of windows and patio doors leads to a private BALCONY OVERLOOKING THE LAKE - an ideal retreat for morning coffee or evening relaxation. The primary suite offers an elegant ensuite with dual vanities, a stand alone soaker tub and a generously sized walk in shower with dual shower heads, creating a serene, zen like escape. The secondary bedrooms are equally charming, each featuring cozy built-in window seats. The main bath has an extra long double vanity with abundant storage. The fully developed basement continues the home's thoughtful design, featuring a spacious family room with a

fireplace feature wall, built-in over sized wet bar with sink and beverage fridge, a fourth bedroom, full bathroom and a laundry room - perfect for guests, teens, or multi-generational living. This perfect family home also has a heated double garage as an added bonus. Harmony is an exceptional award winning community with two private lakes, a Phil Mickelson world class golf course, miles of biking and walking trails, greenspace, easy access to downtown Calgary and the Rocky Mountains.