\$697,600 - 1145 Sailfin Heath, Rural Rocky View County

MLS® #A2199337

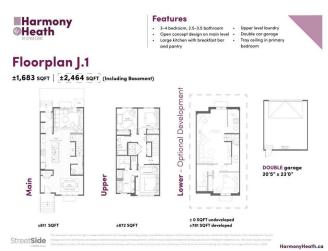
\$697,600

3 Bedroom, 3.00 Bathroom, 1,683 sqft Residential on 0.00 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to 1145 Sailfin Heath, located in StreetSide's newest Harmony development, Harmony Heath! Just a stroll away from the near-future village core, Nordic spa, and 140 acres between two lakes, this interior J.1 Floorplan home has a south-facing lot with a hardscaped backyard for less maintenance. This home includes \$16,350 of upgrades including an upgraded Bosch appliance package with slide in gas range and French-door fridge, full height cabinets in oak + white dual tone, lockers in the rear mud room, upgraded tiles on the bathroom floors and en suite walk in shower, extra drawers in the main bathroom vanity, and AC rough-in. Standard features include carpet with 10lb underlay on the upper floor and stairs, LVP throughout the main floor, pendant lights over the island and chandelier in the dining room, Hardie Board siding, triple-pane windows, double-car garage, landscaping and fencing! Right now, we are offering a promo of \$15,000 off options and upgrades, so act fast! With the mountains minutes west and the city at your back, you're nestled in the heart of it all, offering that desired balanced lifestyle. Whether you want to hit the water for an early morning paddle, connect with your neighbours at community gatherings, rediscover nature at your doorstep or stroll through the soon-to-be village core boutique shops with a latte in hand. Lake living, mountain views, and unmatched amenities allow a complete lifestyle in Harmony. The well-thought-out J.1







Floorplan is expertly designed with you in mind, spanning 1683 sqft of living space on the upper two levels, including three beds + 2.5 baths, with the opportunity to develop the basement later on with a potential of an additional 781 sqft of recreational space. Then you can look forward to calling Harmony home with a possession of Oct â€~25 - April â€~26. Visit the show home at 1002 Harmony Parade to tour a similar home today and choose a community that supports the balance you've always dreamed of. Welcome to your next Adventure.

Built in 2025

Essential Information

MLS®# A2199337 Price \$697,600

3 **Bedrooms**

Bathrooms 3.00

2 Full Baths

Half Baths 1 Square Footage 1,683

0.00 Acres

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey Status Active

Community Information

1145 Sailfin Heath Address

Subdivision Harmony

City Rural Rocky View County

County **Rocky View County**

Province Alberta Postal Code T3Z0J6

Amenities

Amenities Beach Access, Clubhouse, Community Gardens, Dog Park

Parking Spaces

Parking Double Garage Detached

2

of Garages 2

Interior

Interior Features Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters,

Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer, Built-In Gas Range

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Yard, Other Roof Asphalt Shingle

Construction Concrete, Wood Frame, Cedar

Foundation Poured Concrete

Additional Information

Date Listed March 5th, 2025

Days on Market 65
Zoning TBD
HOA Fees 137
HOA Fees Freq. MON

Listing Details

Listing Office Grassroots Realty Group

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