# \$692,300 - 1145 Sailfin Heath, Rural Rocky View County

MLS® #A2223981

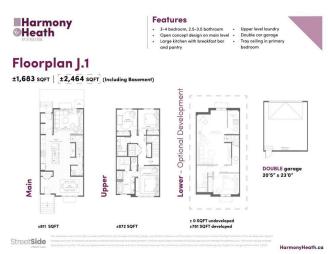
### \$692,300

3 Bedroom, 3.00 Bathroom, 1,683 sqft Residential on 0.05 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.Please inquire today regarding all available promotions from the builder.

#### Built in 2025

#### **Essential Information**

MLS® # A2223981 Price \$692,300

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,683
Acres 0.05

Year Built 2025

Type Residential

Sub-Type Row/Townhouse Style 2 Storey

Status Active

## **Community Information**

Address 1145 Sailfin Heath

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 2

Parking Double Garage Detached

# of Garages 2

#### Interior

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

Walk-In Closet(s)

Appliances Built-In Gas Range, Dishwasher, Dryer, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer

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

Roof Asphalt Shingle

Construction Cedar, Concrete, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 23rd, 2025

Days on Market 45

Zoning TBD

HOA Fees 137

HOA Fees Freq. MON

# **Listing Details**

Listing Office Grassroots Realty Group

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