



GRASSROOTS
REALTY GROUP

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1145 Sailfin Heath
Rural Rocky View County, Alberta

MLS # A2276556



\$666,900

Division:	Harmony		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,683 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Other		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

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 hardscape 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 full-height 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! 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 across the upper two levels, including three beds + 2.5 baths, with the option to develop the basement later, offering a potential 781 sqft of recreational space. Please visit our brand new showhome at 1176 Sailfin Heath to find out more about owning this almost complete luxury townhome and choose a community that supports the balance you've always dreamed of. 10 minutes

outside Calgary and 45 minutes to Canmore.