



1145 Sailfin Heath
Rural Rocky View County, Alberta

MLS # A2276556



\$645,900

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|------------------|------------------------|---------------|------------------|
| 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

Builder completion has arrived—making this the perfect time to discover 1145 Sailfin Heath, located in StreetSide’s newest community in Harmony, Harmony Heath. Ideally positioned on a south-facing interior lot, this beautifully designed J.1 floorplan townhome features a low-maintenance hardscaped backyard and is just a short stroll from the future village core, Nordic spa, and 140 acres of lake and green space between Harmony’s two lakes. This home includes \$16,350 in upgrades, highlighted by an upgraded Bosch appliance package featuring a slide-in gas range and French-door refrigerator. The kitchen showcases full-height dual-tone oak and white cabinetry, while thoughtful upgrades continue throughout the home with rear mudroom lockers, upgraded tile flooring in the bathrooms, an upgraded walk-in ensuite shower, additional drawers in the main bathroom vanity, and A/C rough-in. Quality standard features include luxurious vinyl plank flooring throughout the main level, carpet with 10-lb underlay on the upper floor and stairs, pendant lighting over the island, and a statement chandelier in the dining room. The exterior is finished with durable Hardie Board siding, triple-pane windows, professional landscaping and fencing, and a double-car garage. The thoughtfully designed J.1 floorplan offers 1,683 sq ft of living space across the upper two levels, featuring 3 bedrooms and 2.5 bathrooms, with the opportunity to develop the basement in the future—adding up to 781 sq ft of additional recreational space. Perfectly positioned just 10 minutes west of Calgary and 45 minutes from Canmore, Harmony offers a lifestyle unlike any other. Enjoy morning paddles on the lake, community events with neighbours, scenic nature pathways, and the soon-to-arrive village core with boutique shops and cafés. With the Rocky Mountains

minutes away and the city close at hand, Harmony delivers the perfect balance of nature, recreation, and convenience.