



**GRASSROOTS**  
REALTY GROUP

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**1149 Sailfin Heath**  
**Rural Rocky View County, Alberta**

**MLS # A2282166**



**\$629,900**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,754 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Other
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	RC1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Experience the height of sophisticated living in this highly coveted luxury townhome, where a generous floor plan meets modern comfort and refined finishes. Proudly presented by StreetSide, this thoughtfully designed home features 3 bedrooms, 2.5 bathrooms, and a detached double car garage. Enhanced by over \$17,000 in builder upgrades, the heart of the home is a spacious kitchen showcasing upgraded cabinetry, polished white quartz countertops with an elegant waterfall-edge island, an upgraded kitchen sink, and stainless steel appliances including an electric range with a gas line in place for future gas cooking. The living area is anchored by a gas fireplace and finished with luxury vinyl plank flooring, creating a warm and inviting atmosphere. The primary ensuite is a private sanctuary complete with tile flooring, double sinks, a freestanding soaker tub, and an oversized tile-and-glass shower, delivering spa-inspired comfort at home. Additional highlights include an upgraded spindle railing on the lower stair landing, rough-in for central air conditioning, and an unfinished basement with roughed-in plumbing, offering excellent future development potential. Professional landscaping and fencing complete the exterior. Ideally located in the award-winning community of Harmony, residents enjoy Mickelson National Golf Course, private lake amenities, scenic walking and biking trails, and a wellness-focused lifestyle—just minutes from Calgary and only 45 minutes from the Rocky Mountains, where nature and convenience come together effortlessly.