



**1165 Sailfin Heath**  
**Rural Rocky View County, Alberta**

**MLS # A2180471**



**\$675,000**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,683 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>	0.01 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	8-25-3-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to 1165 Sailfin Heath, located in StreetSide's newest Harmony development! This interior, 1683sqft, 3 bed + 2.5 bath home is conveniently located only a 5-minute walk north of the future village core, which will house commercial opportunities such as cafes, galleries, boutiques, health services, salons, restaurants, and not to mention the confirmed Nordic Spa coming in off the second lake! Yes, you read that right: the developers are designing Harmony's own Nordic Spa! They're also preparing the second 100-acre lake + harbour front, which will serve as a central gathering spot for the community and more! It's an exciting time to live in Harmony. With the mountains minutes west and the city at your back, your home is nestled in the heart of it all, offering that desired balanced lifestyle. Hit the water for an early morning paddle, connect with your neighbours at community gatherings and rediscover nature at your doorstep. Lake living, mountain views, and unmatched amenities allow a complete lifestyle. Welcome to a community that focuses on growing, thriving, moving and relaxing. Welcome to your adventure. The J plan is expertly designed with you in mind, including an entertain-worthy kitchen, a primary suite retreat with a 10mm glass shower and separate freestanding bathtub, ample storage opportunities, and an optional basement. This home is finished with 8' and 9' tall knockdown ceilings, standard 10lbs carpet underlay, large triple pane windows, Hardie board exteriors, and did I mention landscaping, fencing and your 20' x 23' garage come included too!? AND for a limited time, you can utilize the builder's current promotion of \$15K off upgrades! Coming from Canmore, we are a short 45-minute drive and only fifteen minutes from Calgary. Check out the show home at 1002

Harmony Parade to tour a similar home today and take the following steps to make Harmony your home. This home has a possession window of September 25 – March 26.