



1153 Sailfin Heath
Rural Rocky View County, Alberta

MLS # A2189804



\$754,787

Division:	Harmony		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,724 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 1153 Sailfin Heath, located in StreetSide's newest Harmony development! Just a stroll away from the near-future village core, Nordic spa and lakes, this corner K.2 home is located on an ideal inverted pie lot, giving you ample outdoor space to enjoy! The south-facing sideyard spans nearly 27' wide. It comes fully sodded, enclosed with 6' wooden privacy fencing, a gate on either end, a small hardscaped backyard, a concrete pad, and a gas line for a future BBQ. Not only does this home have outdoor living in mind, but the community also does. 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 K.2 floor plan is expertly designed with you in mind, spanning 1724 sqft of living space on the upper two levels, including three beds + 2.5 baths, and a developed basement with a 4th bedroom and an extra 786 sqft. The 14'-wide kitchen and 5-person island make this home entertain-worthy whether you're indoors or out! Then, when you're ready to slow down and relax, the primary suite retreat comes with a freestanding bathtub, a separate 10mm glass shower, an enclosed water closet, and a spacious walk-in closet. All finished with 9'x9' knockdown ceilings, LVP, standard 10lbs carpet underlay, 12"x24" tiles, large triple pane windows, Hardie board exteriors, and a detached 20.5' x 23' detached garage to boot. Starting at \$754,787, you can put

your touch on this home for a limited time while using the builder's current promotion of \$15K off upgrades! The selection cutoff is Feb 18th, so we have a few weeks to claim this opportunity before the home is spec'd out. (Upgrades you may consider upgrading as options may include: gourmet kitchen package with built-in appliances and full height cabinets, waterfall edge on the island countertop, fireplace, and the spindle railing). We hope you look forward to calling Harmony home with possession of Oct 25 - April 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.