

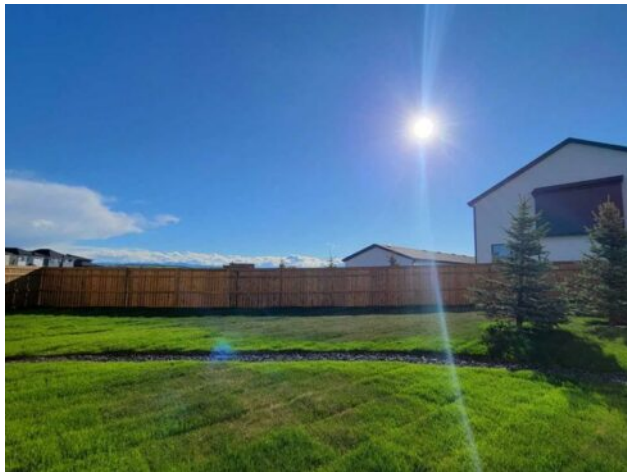


GRASSROOTS
REALTY GROUP

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1125 Harmony Heath
Rural Rocky View County, Alberta

MLS # A2212182



\$832,650

Division:	Harmony		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,797 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

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

Inclusions: N/A

Welcome to 1125 Sailfin Heath, Streetside's dreamiest opportunity! This 1797sqft home comes with a triple car garage and a private 76'-wide side yard stretches back 130' giving you ample space to create the ultimate outdoor entertaining area! Dreaming of an outdoor kitchen? A hot tub? How about a pool? Private jungle-gym? The sky is the limit! And when you aren't enjoying your private oasis, venture into this 8x Community of the Year winner and take in the ample amenities at your fingertips! Enjoy exclusive perks at Mickelson National Golf Course: this private world-class course gifts you a complimentary welcome round upon possession, then residents can play up to four times/year at a discounted rate without the hefty membership buy-in. Just want to hit balls? Check out the Launch Pad's interactive driving range! Go relax at the beach, take your paddleboard out for an early-morning spin, or unwind fishing at the 40-acre lake! Harmony is a community that enables living: participate in the community gardening boxes, bike around the community's 17km of paved pathways, use the adventure park's skatepark, pump track, play beach volleyball, and more - with even more about to come! Harmony will soon welcome a second 100-acre lake, a 2nd phase at the adventure park, and the village core commencing imminently filled with boutique shops, restaurants, salons, galleries and more, {not to mention a Nordic Spa!} Or if you're craving some mountain air, take a short 45-minute drive out to the Rockies! This 3 bed + 2.5 bath home boasts 8' & 9' knock down ceilings, triple-pane windows, hardie-board exterior, quality flooring, a standard lighting package, spacious kitchen, 5pc ensuite, with room to upgrade selections and make it your own; for a

limited time! Come to the show home at 1002 Harmony Parade to learn more about 1125 Sailfin Heath. Estimated possession window of November – July . But hurry, you only have until May 6th to finalize your selections and make use of StreetSide's \$15K off upgrades promotion, so don't wait!