# \$692,300 - 1145 Sailfin Heath, Rural Rocky View County

MLS® #A2223981

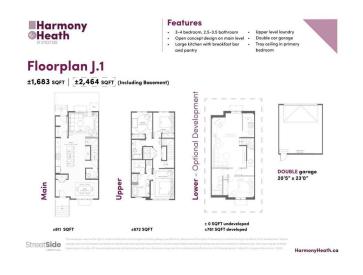
#### \$692,300

3 Bedroom, 3.00 Bathroom, 1,683 sqft Residential on 0.05 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to 1145 Sailfin Heath, located in StreetSide's newest Harmony development, Harmony Heath! Just a stroll away from the near-future village core, Nordic spa, and 140 acres between two lakes, this interior J.1 Floorplan home has a south-facing lot with a hardscaped backyard for less maintenance. This home includes \$16,350 of upgrades including an upgraded Bosch appliance package with slide in gas range and French-door fridge, full height cabinets in oak + white dual tone, lockers in the rear mud room, upgraded tiles on the bathroom floors and en suite walk in shower, extra drawers in the main bathroom vanity, and AC rough-in. Standard features include carpet with 10lb underlay on the upper floor and stairs, LVP throughout the main floor, pendant lights over the island and chandelier in the dining room, Hardie Board siding, triple-pane windows, double-car garage, landscaping and fencing! Right now, we are offering a promo of \$15,000 off options and upgrades, so act fast! 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 J.1







Floorplan is expertly designed with you in mind, spanning 1683 sqft of living space on the upper two levels, including three beds + 2.5 baths, with the opportunity to develop the basement later on with a potential of an additional 781 sqft of recreational space. Then you can look forward to calling Harmony home with a possession of Oct â€~25 - April â€~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.Please inquire today regarding all available promotions from the builder.

Built in 2025

#### **Essential Information**

MLS® #	A2223981
Price	\$692,300
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,683
Acres	0.05
Year Built	2025
Туре	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

#### **Community Information**

Address	1145 Sailfin Heath
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z0J6

### Amenities

Amenities Parking Spaces Parking # of Garages	Beach Access, Clubhouse, Community Gardens, Dog Park 2 Double Garage Detached 2
Interior	
Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Gas Range, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished
Exterior	
Exterior Features	BBQ gas line, Private Entrance, Private Yard

Exterior Features	BBQ gas line, Private Entrance, Private Yar
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cedar, Concrete, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	24
Zoning	TBD
HOA Fees	137
HOA Fees Freq.	MON

## **Listing Details**

Listing Office Grassroots Realty Group

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.