

# \$899,900 - 1156 Sailfin Heath, Rural Rocky View County

MLS® #A2207104

**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,842 sqft  
Residential on 0.03 Acres

Harmony, Rural Rocky View County, Alberta

This is sure to be unlike any townhome you've ever seen, in a community unlike you've ever experienced! Located only minutes from the (near-)future village core, this freehold 28' wide corner home is on a fully landscaped and fenced pied lot, backing onto green space, with a covered porch and covered deck! This attached double-car garage home has an extended length brushed concrete driveway, with a convenient walk-through pantry/mudroom connecting you to the kitchen! Selections have been solidified, but don't worry; the builder included everything you love. Such as the Gourmet Kitchen finished in dark grey + oak-look uppers with upgraded bosch appliances (fridge, dishwasher, cooktop, wall-oven and wall-microwave) + a chimney hood fan surrounded by quartz as the backsplash, with the waterfall detail on the island and a wine bar to boot! There's an upgraded gas fireplace with tile surround in the living room, 14' ceilings in the foyer with a chandelier, and a spacious dining area with a full wall of glazing, including double doors + two full-sized windows, as you head out onto your rear deck! The upper stairs are enclosed with a black spindle railing and finished in Oak-look LVP, which runs through the hall and into all three bedrooms. Your spacious 2nd-floor laundry room comes finished with a side-by-side Samsung washer and dryer, quartz countertop with an upper cabinet and hanging rod, grey hexagon tile, plus space for additional storage!



**Harmony Heath**

### Features

- 3-4 bedroom, 2.5-3.5 bathroom
- End unit
- Open concept design on main level
- Large kitchen with breakfast bar and pantry
- Upper level laundry room
- Double car garage
- Tray ceiling in primary bedroom

### Floorplan FD.2

±1,842 SQFT | ±2,599 SQFT (Including Basement)



StreetSide

HarmonyHeath.ca



Your primary bedroom has an 8'6" / 9'6" trayed ceiling and a large picture window looking out at the greenspace (and maybe even the lake)! And a spa-like ensuite, including a double sink vanity, freestanding bathtub, 10mm glass, full height tile shower with an acrylic base and built-in tiled bench, enclosed water closet, with in-floor heating under your feet, and a walk-in closet! Then, in the developed basement you'll find a large rec room, a 4th bedroom and a 3rd bathroom, all finished with 9'6" ceilings! This home is sure to suit all your entertaining needs! Take possession Fall 25 - Winter 26 and utilize StreetSide's present promotion of \$15K off upgrades! Coming from Canmore, we are a short 45-minute drive and only fifteen minutes from Calgary. Come to 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

Built in 2025

### Essential Information

MLS® #	A2207104
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,842
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1156 Sailfin Heath
Subdivision	Harmony
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z0J1

### **Amenities**

Amenities	Beach Access, Clubhouse, Community Gardens, Dog Run, Golf Course, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	5
Zoning	TBD
HOA Fees	137
HOA Fees Freq.	MON

## Listing Details

Listing Office            Grassroots Realty Group

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