

\$754,787 - 1153 Sailfin Heath, Rural Rocky View County

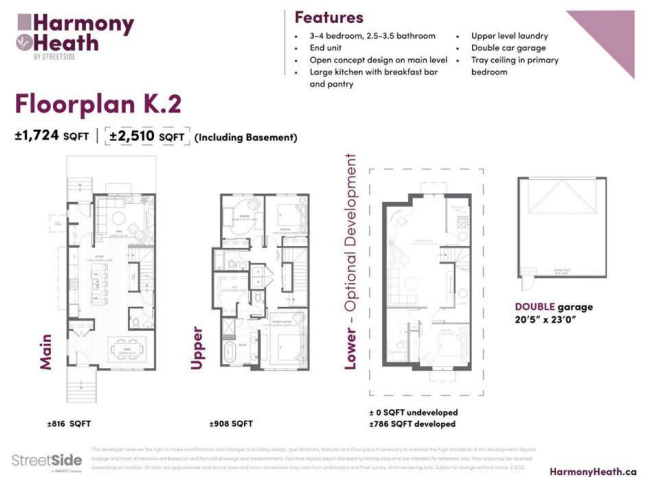
MLS® #A2189804

\$754,787

4 Bedroom, 4.00 Bathroom, 1,724 sqft
Residential on 0.00 Acres

Harmony, Rural Rocky View County, Alberta

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 9â€™™/9â€™™/8â€™™ knockdown ceilings, LVP, standard 10lbs carpet underlay, 12â€™•x24â€™• tiles, large triple pane windows, Hardie board exteriors, and a detached 20.5â€™• x 23â€™™ detached garage to boot. Starting at \$754,787, you can put your touch on this home for a limited time while using the builderâ€™™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 specâ€™™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 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 youâ€™™ve always dreamed of. Welcome to your next adventure.

Built in 2025

Essential Information

MLS® #	A2189804
Price	\$754,787
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,724
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 1153 Sailfin Heath
Subdivision Harmony
City Rural Rocky View County
County Rocky View County
Province Alberta
Postal Code T3Z0J6

Amenities

Amenities Beach Access, Clubhouse, Community Gardens, Park
Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Open Floorplan, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Electric Range, Electric Stove, Microwave, Range, Range Hood, Washer
Heating Forced Air
Cooling None
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Yard, Corner Lot, Landscaped, Lawn
Roof Asphalt Shingle
Construction Concrete
Foundation Poured Concrete

Additional Information

Date Listed January 23rd, 2025
Days on Market 50
Zoning TBD
HOA Fees 137
HOA Fees Freq. MON

Listing Details

Listing Office Grassroots Realty Group

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