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

MLS® #A2207104

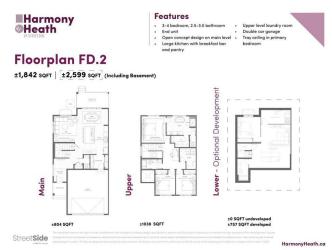
\$899,900

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 vou'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 convient 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!







Your primary bedroom has an 8'/9' 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'II find a large rec room, a 4th bedroom and a 3rd bathroom, all finished with 9' ceilings! This home is sure to suit all your entertaining needs! Take possession Fall '25 â€" 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 â€" 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

Teal Duilt 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, Colf 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 20 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.