

\$1,249,900 - 48 Saltsage Heath, Rural Rocky View County

MLS® #A2187018

\$1,249,900

4 Bedroom, 3.00 Bathroom, 1,746 sqft
Residential on 0.13 Acres

Harmony, Rural Rocky View County, Alberta

Backing onto the playing fields & community gardens is this truly wonderful estate bungalow here in the prestigious lake community of Harmony in Springbank. Original owners of this custom-built home which enjoys upgraded luxury vinyl plank floors & central air, sleek quartz countertops, total of 4 bedrooms & 3 full baths, 2 amazing decks & panoramic views as far as the eye can see! Spectacular open concept design complemented by an expanse of vaulted ceilings & windows, flowing from the spacious living room with fireplace into the great-sized dining room which is perfectly suited for your formal entertaining. The showpiece chef's kitchen is a sight-to-behold, complete with oversized centre island & subway tile backsplash, cabinet space galore, soft-close cabinetry & KitchenAid stainless steel appliances including gas cooktop & built-in convection oven. Two bedrooms & 2 full baths on the main floor, highlighted by the owners' retreat with views of the fields & community gardens, huge walk-in closet & sensual ensuite with quartz-topped double vanities, relaxing MAAX tub & oversized glass walk-in shower. The 2nd bedroom - easily doubling as your home office, & another full bath are tucked away in a separate area making it the ideal set-up for your teenager, guests or in-laws. The walkout level is beautifully finished with 2 more big bedrooms, full bath with walk-in shower & plenty of space



to set up your games room, home gym & rec room. Handy main floor laundry/mudroom with built-in bench & Whirlpool washer & dryer. Other extras include built-in ceiling speakers & silhouette window blinds, roughed-in central vacuum system, full-width balcony & covered patio, Toto toilets & tile floors in the 3 bathrooms, low-maintenance landscaping & roughed-in for gas heater in the oversized 2 car garage. Nestled on this South-facing lot siding onto a walking path in this award-winning master-planned community, where the lucky residents enjoy a wide array of amenities, including 140 acres of freshwater lakes, Harmony Adventure Park, the future Village Centre, Mickelson National Golf Club & is in close proximity to top-rated schools, Springbank Airport, Calaway Park, downtown Calgary & the Rockies.

Built in 2022

Essential Information

MLS® #	A2187018
Price	\$1,249,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,746
Acres	0.13
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	48 Saltsage Heath
Subdivision	Harmony
City	Rural Rocky View County

County Rocky View County
Province Alberta
Postal Code T3Z 0E5

Amenities

Amenities Park
Parking Spaces 4
Parking Double Garage Attached, Garage Faces Front, Oversized
of Garages 2

Interior

Interior Features Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Water Purifier
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Tile
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Private Yard
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views
Roof Asphalt Shingle
Construction Stone, Wood Frame, Cement Fiber Board
Foundation Poured Concrete

Additional Information

Date Listed January 18th, 2025
Days on Market 82
Zoning R-1
HOA Fees 147
HOA Fees Freq. MON

Listing Details

Listing Office Royal LePage Benchmark

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