

# \$697,600 - 1145 Sailfin Heath, Rural Rocky View County

MLS® #A2199337

**\$697,600**

3 Bedroom, 3.00 Bathroom, 1,683 sqft  
Residential on 0.00 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to 1145 Sailfin Heath, located in StreetSideâ€™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, youâ€™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



**Harmony Heath**  
RESIDENTIAL

### Features

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

### Floorplan J.1

±1,683 SQFT | ±2,464 SQFT (Including Basement)



StreetSide

The developer reserves the right to make modifications and changes to product design, specifications, features and floor plans if necessary to maintain the high standards of the development. StreetSide and its associated companies do not warrant or represent that the information provided is accurate, complete or up-to-date. The information is provided for informational purposes only. The information is not intended to constitute an offer of real estate. All prices are approximate and subject to change without notice. ©2024 StreetSide. All rights reserved.

HarmonyHeath.ca



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 ~25 - April ~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.

Built in 2025

### Essential Information

MLS® #	A2199337
Price	\$697,600
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,683
Acres	0.00
Year Built	2025
Type	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	Beach Access, Clubhouse, Community Gardens, Dog Park
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Built-In Gas Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	29
Zoning	TBD
HOA Fees	137
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Grassroots Realty Group
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