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

MLS® #A2207104

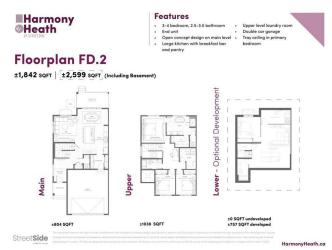
## \$899,900

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

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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 Playground, Beach Access, Clubhouse, Community Gardens, Dog Run,

Colf Course

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, Range Hood, Refrigerator,

Washer, Oven-Built-In

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 24

Zoning TBD

HOA Fees 137

HOA Fees Freq. MON

# **Listing Details**

Listing Office Grassroots Realty Group

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