



THE
A-TEAM

**RE/MAX
FIRST**

1165 SAILFIN HEATH #1165, Rural Rocky View County T3Z0J1

MLS® #: **A2180471** Area: **Harmony** Listing Date: **11/21/24** List Price: **\$675,000**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Rural Rocky View County**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **333 sqft**
 Lot Shape: **Lot Width 6.5m - Depth from garage door face to front property line 31m**
 Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,683**
 Low Sqft:
 Ttl Sqft: **1,683**

DOM

30
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Public Sewer**
 Ext Feat: **Private Yard**
 Construction: **Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`0" x 11`9"	Kitchen	Main	16`5" x 14`0"
Dining Room	Main	13`0" x 8`11"	2pc Bathroom	Main	5`9" x 4`9"
Bedroom - Primary	Second	11`2" x 14`2"	5pc Ensuite bath	Second	8`9" x 10`11"
Bedroom	Second	10`0" x 11`11"	Bedroom	Second	8`11" x 13`0"
3pc Bathroom	Second	5`0" x 9`3"	Walk-In Closet	Second	6`5" x 5`11"
Laundry	Second	4`2" x 5`10"			

Title: **Fee Simple**
 Zoning: **TBD**
 Legal Desc: **2312501**

Remarks

Pub Rmks: **Welcome to 1165 Sailfin Heath, located in StreetSide's newest Harmony development! This interior, 1683sqft, 3 bed + 2.5 bath home is conveniently located only a 5-minute walk north of the future village core, which will house commercial opportunities such as cafes, galleries, boutiques, health services, salons, restaurants, and not to mention the confirmed Nordic Spa coming in off the second lake! Yes, you read that right: the developers are designing Harmony's own Nordic Spa! They're also preparing the second 100-acre lake + harbour front, which will serve as a central gathering spot for the community and more! It's an exciting time to live in Harmony. With the mountains minutes west and the city at your back, your home is nestled in the heart of it all, offering that desired balanced lifestyle. Hit the water for an early morning paddle, connect with your neighbours at community gatherings and rediscover nature at your doorstep. Lake living, mountain views, and unmatched amenities allow a complete lifestyle. Welcome to a community that focuses on growing, thriving, moving and relaxing. Welcome to your adventure. The J plan is expertly designed with you in mind, including an entertain-worthy kitchen, a primary suite retreat with a 10mm glass shower and separate freestanding bathtub, ample storage opportunities, and an optional basement. This home is finished with 8' and 9' tall knockdown ceilings, standard 10lbs carpet underlay, large triple pane windows, Hardie board exteriors, and did I mention landscaping, fencing and your 20'5" x 23' garage come included too!? AND for a limited time, you can utilize the builder's current promotion of \$15K off upgrades! Coming from Canmore, we are a short 45-minute drive and only fifteen minutes from Calgary. Check out 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 - March '26.**

Inclusions: **N/A**
 Property Listed By: **Grassroots Realty Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

Harmony Heath
 BY STREETSIDE

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

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

Main ±811 SQFT
Upper ±872 SQFT
Lower - Optional Development ±0 SQFT undeveloped / ±781 SQFT developed

DOUBLE garage 20'5" x 23'0"

StreetSide HarmonyHeath.ca







