



THE
A-TEAM

**RE/MAX
FIRST**

1156 SAILFIN HEATH , Rural Rocky View County T3Z0J1

MLS® #: **A2180636**

Area: **Harmony**

Listing Date: **11/22/24**

List Price: **\$886,497**

Status: **Active**

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**

Finished Floor Area
Abv Sqft: **1,842**
Low Sqft:
Ttl Sqft: **1,842**

DOM

29
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,453 sqft**
Lot Shape: **Lot Width at front 9m
- width at back 15m -
Depth from back
fence to front
property line 33m
Driveway length -
11m from face of
garage to edge road**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard, Landscaped**
Park Feat: **Double Garage Attached**
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Public Sewer**
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer**
Int Feat: **Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`11" x 13`0"	Dining Room	Main	15`4" x 8`5"
Kitchen	Main	14`2" x 15`4"	2pc Bathroom	Main	2`11" x 5`7"
Bedroom - Primary	Second	14`6" x 13`2"	5pc Ensuite bath	Second	14`5" x 9`5"
Walk-In Closet	Second	7`0" x 5`8"	3pc Bathroom	Second	10`3" x 4`11"
Bedroom	Second	9`11" x 12`5"	Bedroom	Second	9`11" x 12`5"

Laundry
Game Room

Second
Lower

8`10" x 10`6"
19`2" x 19`2"

3pc Bathroom
Bedroom
Legal/Tax/Financial

Lower
Lower

5`0" x 11`5"
11`6" x 12`8"

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

Remarks

Pub Rmks:

This is sure to be unlike any townhome you'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'll 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 - 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 - March '26

Inclusions:
Property Listed By:

N/A
Grassroots Realty Group

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



Features

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

Floorplan FD.2

±1,842 SQFT | ±2,599 SQFT (Including Basement)



StreetSide

HarmonyHeath.ca





