



THE
A-TEAM

**RE/MAX
FIRST**

48 SALTSAGE Heath, Rural Rocky View County T3Z 0E5

MLS® #: **A2187018** Area: **Harmony** Listing **01/18/25** List Price: **\$1,249,900**
 Status: **Active** County: **Rocky View County** Date: Change: **-\$100k, 26-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Year Built: **2022** Abv Sqft: **1,746**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,662 sqft** Ttl Sqft: **1,746**

DOM

80
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Greenbelt,Low Maintenance Landscape,No Neighbours Behind,Rectangular Lot,Views**
 Park Feat: **Double Garage Attached,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction: **Cement Fiber Board,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source: **Co-operative**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Purifier,Window Coverings**
 Int Feat: **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)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Basement		4pc Bathroom	Main	
5pc Ensuite bath	Main		Living Room	Main	16`9" x 12`7"
Dining Room	Main	16`9" x 10`4"	Kitchen	Main	16`9" x 15`10"
Laundry	Main	11`2" x 5`8"	Bedroom - Primary	Main	15`11" x 13`8"
Bedroom	Main	12`0" x 11`10"	Game Room	Basement	35`11" x 31`9"
Bedroom	Basement	14`8" x 10`4"	Bedroom	Basement	15`2" x 11`10"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-1

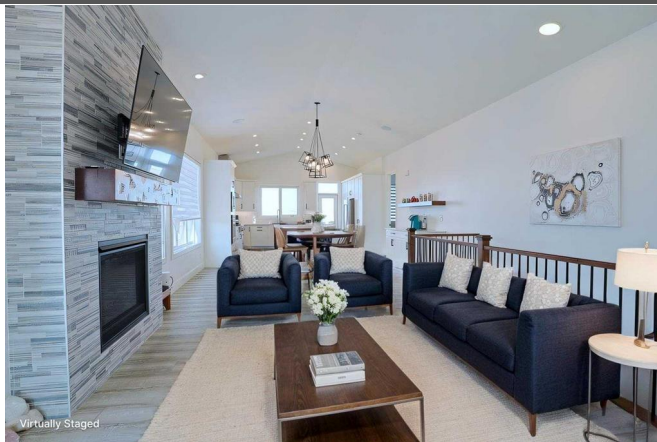
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Remarks

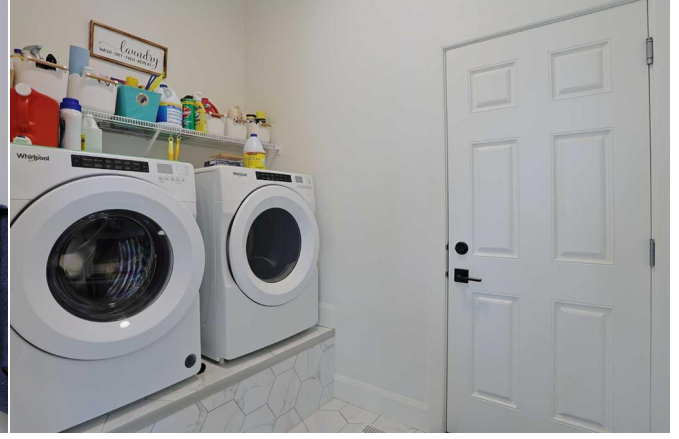
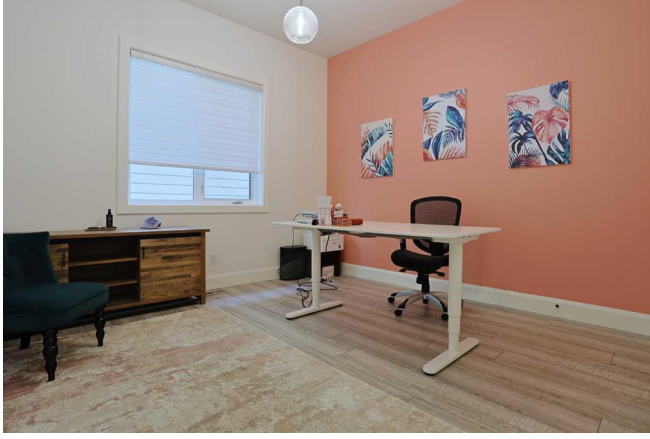
Pub Rmks: **Backing onto the playing fields & community gardens is this truly wonderful estate bungalow here in the prestigious lake community of Harmony in Springbank. Original owners of this custom-built home which enjoys upgraded luxury vinyl plank floors & central air, sleek quartz countertops, total 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.**

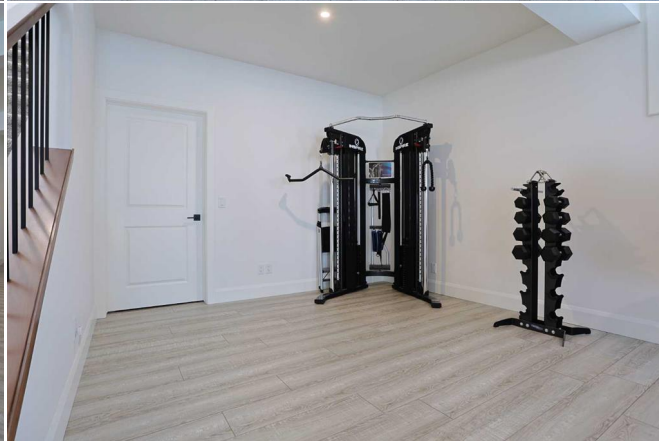
Inclusions: **wall-mounted TVs/brackets in living room & master bedroom**
 Property Listed By: **Royal LePage Benchmark**

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













48 Saltsage Heath, Calgary, AB
 Main Building: Total Exterior Area Above Grade 1746.47 sq ft



Main Floor
 Exterior Area 1746.47 sq ft



Basement (Below Grade)
 Exterior Area 182.28 sq ft



PREPARED: 2025/11/7

While egresses are excluded from total floor area in IBC/OSBC floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

