

48 SALTSAGE Heath, Rural Rocky View County T3Z 0E5

MLS®#: A2187018 Area: Harmony Listing 01/18/25 List Price: **\$1,399,900**

Status: **Active Rocky View County** Change: County: None Association: Fort McMurray

Date:

Year Built:

Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Lot Information

Int Feat: Utilities: **General Information**

Residential Prop Type: Sub Type: Detached

City/Town: **Rural Rocky View** County

> 2022 Low Sqft: Ttl Saft:

5.662 saft

DOM 4

Layout

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

Style:

Parking

Ttl Park: 4 2 Garage Sz:

Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, Greenbelt, No Neighbours

Behind, Rectangular Lot, Views

Park Feat: **Double Garage Attached, Garage Faces Front, Oversized**

Finished Floor Area

1,746

1.746

Abv Saft:

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air. Natural Gas Cement Fiber Board, Stone, Wood Frame

Sewer: **Public Sewer**

Carpet, Ceramic Tile, Vinyl Plank Ext Feat: Balcony, BBQ gas line, Private Yard

> 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

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)

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"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1

Legal Desc: **1910632**

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, Tot 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 Par

Inclusions:
Property Listed By:

wall-mounted TVs/brackets in living room & master bedroom Royal LePage Benchmark

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















