



THE
A-TEAM

**RE/MAX
FIRST**

1153 SAILFIN HEATH , Rural Rocky View County T3Z0J6

MLS®#: **A2189804** Area: **Harmony** Listing Date: **01/23/25** List Price: **\$754,787**
 Status: **Pending** County: **Rocky View County** Change: **+\$52k, 12-Feb** 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: **27 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Corner Lot,Landscaped,Lawn**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,724**
 Low Sqft:
 Ttl Sqft: **1,724**

DOM

46
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 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 Entrance,Private Yard**
 Construction: **Concrete**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Electric Stove,Microwave,Range,Range Hood,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	14`0" x 11`9"	Kitchen	Main	16`5" x 16`9"
Dining Room	Main	13`0" x 8`11"	2pc Bathroom	Main	4`9" x 5`9"
Bedroom - Primary	Second	11`4" x 14`2"	Walk-In Closet	Second	7`11" x 10`3"
5pc Ensuite bath	Second	8`6" x 14`6"	Bedroom	Second	9`5" x 11`11"
Bedroom	Second	9`5" x 11`11"	3pc Bathroom	Second	5`0" x 8`2"
Game Room	Lower	15`1" x 25`1"	Bedroom	Lower	11`9" x 10`0"

3pc Bathroom

Lower

5`6" x 13`7"

Storage
Legal/Tax/Financial

Lower

13`2" x 4`3"

Title:
Fee Simple
Legal Desc:

2312501

Zoning:
TBD

Remarks

Pub Rmks:

Welcome to 1153 Sailfin Heath, located in StreetSide's newest Harmony development! Just a stroll away from the near-future village core, Nordic spa and lakes, this corner K.2 home is located on an ideal inverted pie lot, giving you ample outdoor space to enjoy! The south-facing sideyard spans nearly 27' wide. It comes fully sodded, enclosed with 6' wooden privacy fencing, a gate on either end, a small hardscaped backyard, a concrete pad, and a gas line for a future BBQ. Not only does this home have outdoor living in mind, but the community also does. With the mountains minutes west and the city at your back, you're nestled in the heart of it all, offering that desired balanced lifestyle. Whether you want to hit the water for an early morning paddle, connect with your neighbours at community gatherings, rediscover nature at your doorstep or stroll through the soon-to-be village core boutique shops with a latte in hand. Lake living, mountain views, and unmatched amenities allow a complete lifestyle in Harmony. The well-thought-out K.2 floor plan is expertly designed with you in mind, spanning 1724 sqft of living space on the upper two levels, including three beds + 2.5 baths, and a developed basement with a 4th bedroom and an extra 786 sqft. The 14'-wide kitchen and 5-person island make this home entertain-worthy whether you're indoors or out! Then, when you're ready to slow down and relax, the primary suite retreat comes with a freestanding bathtub, a separate 10mm glass shower, an enclosed water closet, and a spacious walk-in closet. All finished with 9'/9'/8' knockdown ceilings, LVP, standard 10lbs carpet underlay, 12"x24" tiles, large triple pane windows, Hardie board exteriors, and a detached 20.5" x 23' detached garage to boot. Starting at \$754,787, you can put your touch on this home for a limited time while using the builder's current promotion of \$15K off upgrades! The selection cutoff is Feb 18th, so we have a few weeks to claim this opportunity before the home is spec'd out. (Upgrades you may consider upgrading as options may include: gourmet kitchen package with built-in appliances and full height cabinets, waterfall edge on the island countertop, fireplace, and the spindle railing). We hope you look forward to calling Harmony home with possession of Oct '25 - April '26. Visit the show home at 1002 Harmony Parade to tour a similar home today and choose a community that supports the balance you've always dreamed of. Welcome to your next adventure.

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
- Double car garage
- Tray railing in primary bedroom

Floorplan K.2

±1,724 SQFT | ±2,510 SQFT (Including Basement)



StreetSide

HarmonyHealth.ca





