



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: **\$702,450**
 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**
Lot Information
 Lot Sz Ar: **27 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Corner Lot,Lawn,Landscaped**
 Park Feat: **Double Garage Detached**

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

DOM

7
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** Construction: **Concrete**
 Heating: **Forced Air** Flooring: **Carpet,Tile**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **Private Entrance,Private Yard** 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"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2312501

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 situated 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, including a gate on either end, plus a small hardscaped backyard, including a concrete pad and gas line for a future BBQ. Not only does this home have outdoor living in mind, but the community does as well. 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 3 beds + 2.5 baths, with the opportunity to develop the basement if you're seeking a 4th bedroom and an extra 786sqft. 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, 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 \$702,450 you have the opportunity to put your own touch on this home for limited time, while also making use of the builder's current promotion of \$15K off upgrades! The selection cutoff is Feb 18th, so we have a few weeks left to claim this opportunity before the home is spec'd out. Then you can look forward to calling Harmony home with a possession of Oct '25 - April '26. Come Check out 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: **N/A**
Property Listed By: **Grassroots Realty Group**

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





