



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1145 SAILFIN HEATH , Rural Rocky View County T3Z0J6**

MLS®#: **A2199337**      Area: **Harmony**      Listing Date: **03/05/25**      List Price: **\$692,300**  
 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: **115 sqft**  
 Lot Shape:

Access:

Lot Feat: **Back Yard,Other**  
 Park Feat: **Double Garage Detached**  
 Utilities and Features

DOM

**4**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

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

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

Kitchen Appl: **Built-In Gas Range,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Kitchen Island,No Smoking Home,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 11`9"	Kitchen	Main	16`5" x 16`9"
Dining Room	Main	13`0" x 8`1"	2pc Bathroom	Main	4`9" x 5`9"
Bedroom - Primary	Second	11`2" x 14`2"	Walk-In Closet	Second	6`5" x 5`11"
5pc Ensuite bath	Second	8`6" x 6`3"	Bedroom	Second	8`11" x 13`0"
Bedroom	Second	10`0" x 11`11"	3pc Bathroom	Second	5`0" x 5`9"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2312501**

Zoning: **TBD**

Remarks

Pub Rmks:

Welcome to 1145 Sailfin Heath, located in StreetSide's newest Harmony development, Harmony Heath! Just a stroll away from the near-future village core, Nordic spa, and 140 acres between two lakes, this interior J.1 Floorplan home has a south-facing lot with a hardscaped backyard for less maintenance. This home includes \$16,350 of upgrades including an upgraded Bosch appliance package with slide in gas range and French-door fridge, full height cabinets in oak + white dual tone, lockers in the rear mud room, upgraded tiles on the bathroom floors and en suite walk in shower, extra drawers in the main bathroom vanity, and AC rough-in. Standard features include carpet with 10lb underlay on the upper floor and stairs, LVP throughout the main floor, pendant lights over the island and chandelier in the dining room, Hardie Board siding, triple-pane windows, double-car garage, landscaping and fencing! Right now, we are offering a promo of \$15,000 off options and upgrades, so act fast! 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 J.1 Floorplan is expertly designed with you in mind, spanning 1683 sqft of living space on the upper two levels, including three beds + 2.5 baths, with the opportunity to develop the basement later on with a potential of an additional 781 sqft of recreational space. Then you can look forward to calling Harmony home with a 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







