

# \$692,300 - 1145 Sailfin Heath, Rural Rocky View County

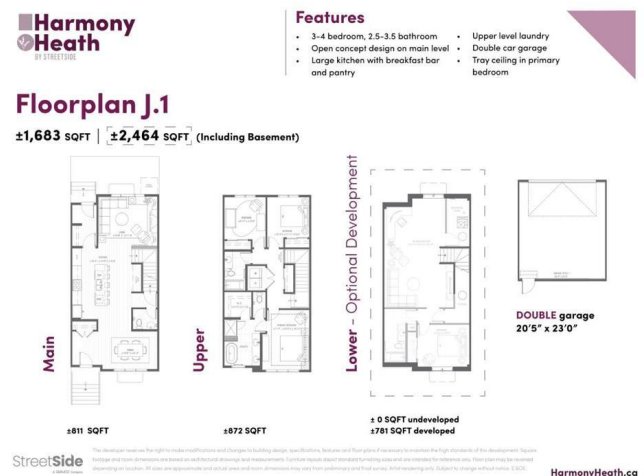
MLS® #A2242809

**\$692,300**

3 Bedroom, 3.00 Bathroom, 1,683 sqft  
Residential on 0.00 Acres

Harmony, Rural Rocky View County, Alberta

Welcome to 1145 Sailfin Heath, located in StreetSideâ€™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, youâ€™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.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2242809      |
| Price          | \$692,300     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,683         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1145 Sailfin Heath      |
| Subdivision | Harmony                 |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z0J6                  |

**Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Community Gardens, Dog Park |
| Parking Spaces | 2                                                    |
| Parking        | Double Garage Detached                               |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)                |
| Appliances        | Built-In Gas Range, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                                            |
| Cooling           | None                                                                                                  |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full, Unfinished                                                                                      |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard |
| Lot Description   | Back Yard, Other                             |
| Roof              | Asphalt Shingle                              |
| Construction      | Cedar, Concrete, Wood Frame                  |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 66              |
| Zoning         | TBD             |
| HOA Fees       | 137             |
| HOA Fees Freq. | MON             |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.