

**1145 Sailfin Heath**  
**Rural Rocky View County, Alberta**

**MLS # A2276556**



**\$645,900**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,683 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Concrete, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Builder completion has arrived&mdash;making this the perfect time to discover 1145 Sailfin Heath, located in StreetSide&rsquo;s newest community in Harmony, Harmony Heath. Ideally positioned on a south-facing interior lot, this beautifully designed J.1 floorplan townhome features a low-maintenance hardscaped backyard and is just a short stroll from the future village core, Nordic spa, and 140 acres of lake and green space between Harmony&rsquo;s two lakes. This home includes \$16,350 in upgrades, highlighted by an upgraded Bosch appliance package featuring a slide-in gas range and French-door refrigerator. The kitchen showcases full-height dual-tone oak and white cabinetry, while thoughtful upgrades continue throughout the home with rear mudroom lockers, upgraded tile flooring in the bathrooms, an upgraded walk-in ensuite shower, additional drawers in the main bathroom vanity, and A/C rough-in. Quality standard features include luxurious vinyl plank flooring throughout the main level, carpet with 10-lb underlay on the upper floor and stairs, pendant lighting over the island, and a statement chandelier in the dining room. The exterior is finished with durable Hardie Board siding, triple-pane windows, professional landscaping and fencing, and a double-car garage. The thoughtfully designed J.1 floorplan offers 1,683 sq ft of living space across the upper two levels, featuring 3 bedrooms and 2.5 bathrooms, with the opportunity to develop the basement in the future&mdash;adding up to 781 sq ft of additional recreational space. Perfectly positioned just 10 minutes west of Calgary and 45 minutes from Canmore, Harmony offers a lifestyle unlike any other. Enjoy morning paddles on the lake, community events with neighbours, scenic nature pathways, and the soon-to-arrive village core with boutique shops and caf&eacute;s. With the Rocky Mountains

minutes away and the city close at hand, Harmony delivers the perfect balance of nature, recreation, and convenience.