

1149 Sailfin Heath
Rural Rocky View County, Alberta

MLS # A2282166



\$629,900

Division:	Harmony		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,754 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

OPEN HOUSE on Saturday and Sunday from 12-5pm. Please go to the Show Home located at 1176 Sailfin Heath for access. Experience the height of sophisticated living in this highly coveted luxury townhome, where a generous floor plan meets modern comfort and refined finishes. Proudly presented by StreetSide, this thoughtfully designed home features 3 bedrooms, 2.5 bathrooms, and a detached double car garage. Enhanced by over \$17,000 in builder upgrades, the heart of the home is a spacious kitchen showcasing upgraded cabinetry, polished white quartz countertops with an elegant waterfall-edge island, an upgraded kitchen sink, and stainless steel appliances including an electric range with a gas line in place for future gas cooking. The living area is anchored by a gas fireplace and finished with luxury vinyl plank flooring, creating a warm and inviting atmosphere. The primary ensuite is a private sanctuary complete with tile flooring, double sinks, a freestanding soaker tub, and an oversized tile-and-glass shower, delivering spa-inspired comfort at home. Additional highlights include an upgraded spindle railing on the lower stair landing, rough-in for central air conditioning, and an unfinished basement with roughed-in plumbing, offering excellent future development potential. Professional landscaping and fencing complete the exterior. Ideally located in the award-winning community of Harmony, residents enjoy Mickelson National Golf Course, private lake amenities, scenic walking and biking trails, and a wellness-focused lifestyle—just minutes from Calgary and only 45 minutes from the Rocky Mountains, where nature and convenience come together effortlessly.