



GRASSROOTS
REALTY GROUP

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84 Saltsage Heath
Rural Rocky View County, Alberta

MLS # A2305225



\$1,250,000

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,857 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	DC129
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully appointed NuVista-built home, perfectly positioned on a quiet, low-traffic street in the award-winning community of Harmony. Backing onto green space, this exceptional property offers the perfect blend of modern design, functional family living and an unbeatable location just steps from the lake, pathways and local coffee shop. Designed with today's family in mind, the thoughtfully planned upper level features four spacious bedrooms, including a stunning primary retreat with picturesque lake views, a generous walk-in closet and a luxurious ensuite. The secondary bedrooms are equally impressive, with convenient access to a well-appointed bathroom featuring double sinks making busy mornings a breeze. A large bonus room completes the upper level, offering the perfect space for movie nights, a playroom, or a second family gathering area, all while capturing beautiful mountain views. The main floor showcases bright, open-concept living spaces enhanced by timeless white finishes, expansive windows and a seamless flow ideal for both entertaining and everyday life. The modern kitchen anchors the home and opens effortlessly to the dining and living areas, creating an inviting atmosphere for family and friends. The fully developed basement adds even more versatility, including a dedicated gym space that allows you to maintain your wellness routine from the comfort of home. Additional features include central air conditioning, dual furnaces for year-round comfort, a sump pump, abundant storage and a rare triple tandem garage offering ample space for vehicles, recreational gear and workshop needs. Step outside and enjoy the tranquility of backing onto green space, where nature becomes an extension of your backyard. Whether you're enjoying an evening walk along Harmony's extensive pathway system, spending the day at

the lake, or grabbing a coffee just minutes from home, this location offers a lifestyle that is second to none. Combining thoughtful design, premium upgrades and one of Harmony's most desirable settings, this is a rare opportunity to own a home that truly has it all. Book your private showing today and experience Harmony living at its finest.