



1113 Sailfin Heath
Rural Rocky View County, Alberta

MLS # A2309024



\$690,867

Division:	Harmony		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,762 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	TBV
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
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 interior unit townhome, where a generous floor plan meets modern comfort and refined finishes. Proudly presented by StreetSide, this thoughtfully designed home features 4 bedrooms, 3.5 bathrooms, and a detached double car garage. Enhanced by builder upgrades, the heart of the home is a spacious kitchen showcasing two tone cabinetry, an upgraded kitchen sink, polished white quartz countertops with an elegant waterfall-edge island, a bar fridge, as well as upgraded stainless steel appliances including a gas range for gourmet cooking. The living area is anchored by a gas fireplace and finished with luxury vinyl plank flooring, creating a warm and inviting atmosphere, and carpeted stairs leading to the upper level and bedrooms provide extra warmth. The primary ensuite is a private sanctuary, complete with heated 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 a fully finished basement with recreation room — ideal for guests, teenagers, a home office, or additional living space. Professional landscaping completes 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.