



**1137 Sailfin Heath**  
**Rural Rocky View County, Alberta**

**MLS # A2309037**



**\$698,879**

<b>Division:</b>	Harmony		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,796 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, 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>	Cement Fiber Board, Composite Siding, Wood Frame	<b>Zoning:</b>	TBV
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	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 end 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 dark slab-style cabinetry, an upgraded kitchen sink, polished white quartz countertops with an elegant waterfall-edge island, and stainless steel appliances including an electric range with a gas line in place for future gas cooking. Light floods into the living room with ease through the large window, while luxury vinyl plank flooring flows throughout the main floor living areas, and carpeted stairs leading to the upper level and bedrooms provide extra warmth. 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 stairs, rough-in for central air conditioning, and a fully finished basement with recreation room &mdash; 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&mdash;just minutes from Calgary and only 45 minutes from the Rocky Mountains, where nature and convenience come together effortlessly.