



GRASSROOTS

REALTY GROUP

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**1109 Sailfin Heath
Rural Rocky View County, Alberta**

MLS # A2315262



\$646,710

Division:	Harmony		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,741 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-3-W5
Exterior:	Asphalt, Concrete, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home		
Inclusions:	N/A		

Welcome to Harmony—where lakeside luxury meets mountain adventure. This stunning, brand-new, three-bedroom, two-and-a-half-bath townhome by the legendary StreetSide Developments (backed by 75+ years of expert building) offers a rare lifestyle. Here, you are just 45 minutes from the majestic peaks of Canmore and Banff, close enough to Calgary for premium shopping, and steps away from Harmony’s pristine 40-acre lake—with a spectacular 100-acre lake expansion nearing completion. Whether you are paddleboarding in the summer or skating in the winter, this community is designed for those who want to live life to the absolute fullest. Inside this masterfully designed 3-bedroom, 2.5-bath residence, over \$45,000 in premier builder upgrades elevate everyday living. The chef’s kitchen is a culinary showpiece, boasting a premium Bosch appliance package with a gas cooktop, a silgranit sink, and an integrated wine center complete with a built-in beverage fridge and custom backsplash. The sun-drenched living room centers around an upgraded, architectural Dal-Tile Haddonstone custom fireplace, while elegant spindle railings guide you through the transition spaces. Every inch of this home has been thoughtfully curated for effortless organization and comfort. The primary suite serves as a private oasis, featuring an upgraded ensuite and a massive walk-in closet outfitted with a custom California Closets system. Off the back, you will find a detached two-car garage and a dedicated rear mudroom with upgraded custom lockers to seamlessly tuck away your outdoor gear. Skip the build delays and move straight into designer luxury—schedule your private tour today!