



1097 Sailfin Heath
Rural Rocky View County, Alberta

MLS # A2316625



\$697,404

Division:	Harmony		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,763 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 Yard, Close to Clubhouse, Landscaped, Low Maintenance Landscape, F		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-25-3-W5
Exterior:	Concrete, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Harmony—the absolute future of premium lakeside living. Nestled just outside the city with majestic mountain views, this community is a hidden gem that offers an unparalleled lifestyle. Imagine living steps away from an active 40-acre lake, with a second massive 100-acre lake already on the horizon. Your daily commute or weekend escape is nothing short of stunning, located just 15 minutes from Calgary and roughly an hour from the world-class outdoor playgrounds of Canmore and Banff. Plus, with major amenities like Costco and Base Camp already under construction, Harmony is rapidly becoming the most highly sought-after community in the region. Perfectly positioned within this master-planned paradise is this absolute beauty of a property by Streetside Developments. Boasting \$93,194 in premium upgrades, this home offers 2,464 square feet of fully finished, sophisticated living space spread across three meticulously designed levels. The main and upper floors flow seamlessly, showcasing a gourmet upgraded kitchen equipped with high-end Bosch appliances that will delight any home chef. Every detail has been elevated, from the upgraded spindle railing on the staircase down to the lower level, to the bright, absolutely beautiful primary ensuite that feels like a private spa oasis. With a total of 4 spacious bedrooms, 3.5 pristine bathrooms, a professionally upgraded finished basement, and a double detached garage, this home is entirely complete and ready for you to move right in. We are keeping a few of the breathtaking, high-end finishes a surprise for your arrival! A complete photo gallery is coming extremely soon, so please hang tight. Schedule a visit today and see why living in Harmony is exactly where you want to be.