



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1125 Sailfin Heath
Rural Rocky View County, Alberta

MLS # A2345769



\$799,000

Division:	Harmony		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,797 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions:	N/A
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NEW PRICE: \$799,000 — Instant \$50,000 Equity Gain! Yesterday it was \$849,000, but today this exceptional home can be yours for \$799,000. Opportunities like this in Harmony don't wait around, and neither should you. Welcome to 1125 Sailfin Heath, featuring StreetSide's premier layout, an oversized triple-car garage, and one of the largest private yards in the entire development. Sitting on a massive 76-foot-wide by 130-foot-deep lot, this expansive private outdoor space is a rare find in modern communities. Whether you picture a custom outdoor kitchen, a serene pool, a workshop, or the ultimate play area for the kids, this lot offers the perfect blank canvas to bring your outdoor dreams to life. Inside, this 1,797 sq ft home seamlessly blends high-end comfort with extensive luxury upgrades. The open-concept main floor features 8' and 9' knockdown ceilings, triple-pane windows, and a sleek Napoleon Linear gas fireplace wrapped in modern ribbed tile detailing. At the heart of the home is a fully redesigned Gourmet Kitchen Package, highlighted by a built-in Bosch appliance suite featuring a wall oven, gas cooktop, drop-down microwave, French-door fridge, and ultra-quiet dishwasher. The space features custom two-tone Kingswood cabinetry in a modern matte slab profile ("Shadow" bases paired with "Sheer Beauty" uppers), stacked cabinets to the ceiling, a built-in recycling center, an optimized electrical layout, and a stunning "Alaska River" quartz island complete with dual waterfall edges. Nearby, a custom-built-in Wine Centre equipped with a Danby beverage fridge, quartz counters, and custom racking makes entertaining effortless. Upstairs, the carpet has been completely replaced with seamless Ethos Signature luxury vinyl plank flooring throughout the entire upper floor and stairs. The second level features a dedicated laundry room,

extra drawer storage in the main bath, and a spa-inspired primary suite complete with a 5-piece ensuite and freestanding soaking tub. Outside, the home is wrapped in ultra-durable Hardie board siding for long-lasting performance and street appeal. Living in Harmony—an eight-time "Community of the Year" winner—means world-class amenities are always at your doorstep. Enjoy exclusive perks at Mickelson National Golf Club and Launch Pad interactive driving range, or spend your weekends at the 40-acre lake, sandy beach, skate park, and 17 km of paved pathways. With upcoming additions like a second 100-acre lake, the Phase 2 Adventure Park, a bustling Village Core, and a world-class Nordic Spa—plus the Canadian Rockies just 45 minutes away—this is more than just a home; it's an elevated lifestyle. Unbeatable price, premium finishings, a rare lot size, and a next-level community. Schedule your private showing today before it’s gone! New photos, fence with landscaping completion coming soon.