



**GRASSROOTS**  
REALTY GROUP

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1040 Sailfin Heath  
Rural Rocky View County, Alberta

MLS # A2346201



**\$748,830**

|           |                             |        |                  |
|-----------|-----------------------------|--------|------------------|
| Division: | Harmony                     |        |                  |
| Type:     | Residential/Five Plus       |        |                  |
| Style:    | 2 Storey                    |        |                  |
| Size:     | 1,925 sq.ft.                | Age:   | 2026 (0 yrs old) |
| Beds:     | 3                           | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached      |        |                  |
| Lot Size: | 0.07 Acre                   |        |                  |
| Lot Feat: | 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, Pantry, Quartz Counters, Walk-In Closet(s) |            |              |
| Inclusions: | N/A                                                                                                                                       |            |              |

Experience the height of sophisticated living in this highly coveted luxury townhome, where a generous floor plan meets modern comfort and refined finishes. Proudly presented by StreetSide & this thoughtfully designed unit features 3 bedrooms, 2.5 bathrooms, and a front attached double car garage. The heart of the home is a spacious kitchen with a large central island, polished white quartz countertops, upgraded stainless steel appliances, and elegant sliding French patio doors that open to your covered deck area&mdash;ideal for both everyday living and entertaining. 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. The unfinished basement with roughed-in plumbing provides future potential for additional living space tailored to your needs. Professional landscaping and fencing complete your new home. 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 a shorty drive from Calgary city minutes and 45 minutes from the Rocky Mountains, where nature and convenience come together effortlessly