\$800,000 - 1160 Sailfin Heath, Rural Rocky View County

MLS® #A2251356

\$800,000

3 Bedroom, 3.00 Bathroom, 1,836 sqft Residential on 0.07 Acres

Harmony, Rural Rocky View County, Alberta

This brand-new luxury townhome by Streetside Developments is coming soon to the award-winning community of Harmony, with completion early December 2025. Designed with both elegance and functionality in mind, this home offers a fresh new layout that includes a front-attached double garage, an expansive 33' driveway with plenty of room for your vehicles and a spacious backyard that backs onto greenspace near the lake, a rare find in townhome living. Built with concrete along one common wall, these homes provide exceptional soundproofing and peace of mind. Inside, the open-concept design flows beautifully from the upgraded gourmet kitchen into the dining and living areas, making it ideal for both everyday living and entertaining. The kitchen is appointed with top of the line Bosch appliances, quartz counters and backsplash, waterfall countertops, a silgranite sink, full-height cabinetry, a breakfast bar and convenient pantry. The living room centres around a gas fireplace, while the entry and powder room showcase stylish hexagon tile. Upstairs, luxury continues with upgraded LVP flooring carried right up the stairs and throughout the upper level and a stunning primary suite, in-floor heating in the ensuite with a spa-inspired design. Comfort is built in with air conditioning rough-in, while the private deck includes a BBQ gas line on your covered rear porch. Step outside to enjoy a 16'x8' covered deck and a large, fully sodded backyard, enclosed by a privacy fence







that transitions seamlessly into developer-installed wrought iron fencing along the greenspace. The basement remains undeveloped, allowing you to create the space that best suits your lifestyle. With no condo fees, National Home Warranty coverage and finishings that impress at every turn, this property sets a new bar for low maintenance townhome living. Life in Harmony offers more than just a home, it's a lifestyle rooted in connection, recreation and natural beauty. Residents enjoy private lake access, a beach club, the Mickelson National Golf Club, an adventure park and the future Nordic Spa and Village Centre, all while being only minutes from Calgary and close to the mountains and Canmore's endless outdoor adventures. Families benefit from a strong school system in the area, including the prestigious Edge School for Athletes just minutes away. Photos are representative of the floorplan and not the actual color palette. Additional photos show the exact selections for this unit. Please inquire today regarding all available promotions from the builder or if you would like to book a site tour. Visit the new showhome at 1176 Sailfin Heath to learn more about other opportunities in this gorgeous development.

Built in 2025

Essential Information

MLS®#	A2251356
Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,836

Square Footage 1,836
Acres 0.07
Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 1160 Sailfin Heath

Subdivision Harmony

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z 0J1

Amenities

Amenities Beach Access, Playground, Dog Park, Colf Course, Park

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Appliances Built-In Oven, Dryer, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer, Gas Range

Heating Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement None, Unfinished

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Landscaped, No Neighbours Behind, Backs on to

Park/Green Space

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 26th, 2025

53

Days on Market

Zoning TBV

HOA Fees 138

HOA Fees Freq. MON

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.