

\$1,200,000 - 48 Saltsage Heath, Rural Rocky View County

MLS® #A2187018

\$1,200,000

4 Bedroom, 3.00 Bathroom, 1,746 sqft
Residential on 0.13 Acres

Harmony, Rural Rocky View County, Alberta

Backing onto the playing fields & community gardens is this truly wonderful estate bungalow here in the prestigious lake community of Harmony in Springbank. Original owners of this custom-built home which enjoys upgraded luxury vinyl plank floors & central air, sleek quartz countertops, total of 4 bedrooms & 3 full baths, 2 amazing decks & panoramic views as far as the eye can see! Spectacular open concept design complemented by an expanse of vaulted ceilings & windows, flowing from the spacious living room with fireplace into the great-sized dining room which is perfectly suited for your formal entertaining. The showpiece chef's kitchen is a sight-to-behold, complete with oversized centre island & subway tile backsplash, cabinet space galore, soft-close cabinetry & KitchenAid stainless steel appliances including gas cooktop & built-in convection oven. Two bedrooms & 2 full baths on the main floor, highlighted by the owners' retreat with views of the fields & community gardens, huge walk-in closet & sensual ensuite with quartz-topped double vanities, relaxing MAAX tub & oversized glass walk-in shower. The 2nd bedroom - easily doubling as your home office, & another full bath are tucked away in a separate area making it the ideal set-up for your teenager, guests or in-laws. The walkout level is beautifully finished with 2 more big bedrooms, full bath with walk-in shower & plenty of space



to set up your games room, home gym & rec room. Handy main floor laundry/mudroom with built-in bench & Whirlpool washer & dryer. Other extras include built-in ceiling speakers & silhouette window blinds, roughed-in central vacuum system, full-width balcony & covered patio, Toto toilets & tile floors in the 3 bathrooms, low-maintenance landscaping & roughed-in for gas heater in the oversized 2 car garage. Nestled on this South-facing lot siding onto a walking path in this award-winning master-planned community, where the lucky residents enjoy a wide array of amenities, including 140 acres of freshwater lakes, Harmony Adventure Park, the future Village Centre, Mickelson National Golf Club & is in close proximity to top-rated schools, Springbank Airport, Calaway Park, downtown Calgary & the Rockies.

Built in 2022

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2187018 |
| Price | \$1,200,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,746 |
| Acres | 0.13 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 48 Saltsage Heath |
| Subdivision | Harmony |
| City | Rural Rocky View County |

| | |
|-------------|-------------------|
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T3Z 0E5 |

Amenities

| | |
|----------------|---|
| Amenities | Park |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Garage Faces Front, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Soaking Tub, Sump Pump(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Convection Oven, Water Purifier |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Tile |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views, Greenbelt |
| Roof | Asphalt Shingle |
| Construction | Stone, Wood Frame, Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 18th, 2025 |
| Days on Market | 93 |
| Zoning | R-1 |
| HOA Fees | 147 |
| HOA Fees Freq. | MON |

Listing Details

Listing Office Royal LePage Benchmark

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