

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

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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 2021

### 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	2021
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, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Central Air Conditioner, Convection Oven, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, 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	Backs on to Park/Green Space, Back Yard, Front Yard, Greenbelt, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 18th, 2025
Days on Market	111
Zoning	R-1
HOA Fees	147
HOA Fees Freq.	MON

**Listing Details**

Listing Office                  Royal LePage Benchmark

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