

# \$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 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	110
Zoning	R-1
HOA Fees	147
HOA Fees Freq.	MON

**Listing Details**

Listing Office                  Royal LePage Benchmark

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.