

# \$1,249,900 - 48 Saltsage Heath, Rural Rocky View County

MLS® #A2187018

**\$1,249,900**

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	\$1,249,900
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, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, 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, Greenbelt, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views  
Roof Asphalt Shingle  
Construction Stone, Wood Frame, Cement Fiber Board  
Foundation Poured Concrete

### **Additional Information**

Date Listed January 18th, 2025  
Days on Market 85  
Zoning R-1  
HOA Fees 147  
HOA Fees Freq. MON

## Listing Details

Listing Office          Royal LePage Benchmark

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