



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**265 SAGE HILL Rise #343, Calgary T3R 1C3**

MLS®#: **A2118525**

Area: **Sage Hill**

Listing Date: **03/28/24**

List Price: **\$539,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,704**

Low Sqft:

Ttl Sqft: **1,704**

Lot Information

Lot Sz Ar: **661 sqft**

Lot Shape:

DOM

**52**

Layout

Beds: **3 (2 1 )**

Baths: **3.5 (3 1)**

Style: **3 Storey**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Landscaped**  
**Single Garage Attached**

Utilities and Features

Roof: **Flat**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator**  
Int Feat: **Kitchen Island,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 11`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`8" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 10`1"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 11`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`11" x 11`4"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`1" x 10`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`9"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`10" x 5`3"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`11" x 6`5"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`10" x 5`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$200**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2M**

Legal Desc: **2111229**

Remarks

Pub Rmks: **Beautiful, High end town home in sage hill . This unit has 9 foot ceiling on all levels, Stucco and stone exteriors, Black cladding huge windows. The ground floor has one bedroom with a full Bath and single car garage with the separate entrance. Main floor has a good size living, dining room, Kitchen, a walk in Pantry and a half bath. Upstairs has 2 bedrooms and a Den with 2 attached bathrooms and a laundry. Master bathroom has 2 sinks and a custom standing shower. This unit is over 15 feet wide and fully upgraded with Pot lights, black hardware, "comfort height" vanities, 3 and a half bath and the list goes on. This complex is built on a 16 Acres site that has 100,00 sq ft of commercial plaza and 5 minutes walk to Wal-Mart , 24000 sq ft of medical building and all kind of shopping with in the complex. Realtor is related to the seller.**

Inclusions:  
Property Listed By: **NONE**  
**RE/MAX House of Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

