



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**166 SAGE BLUFF Manor #149, Calgary T3R 1W1**

MLS® #: **A2118846**

Area: **Sage Hill**

Listing Date: **04/11/24**

List Price: **\$540,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential  
Row/Townhouse**

Sub Type:

**Calgary**

City/Town:

**2022**

Year Built:

Lot Information

Lot Sz Ar:

**30,419 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,426**

Low Sqft:

Ttl Sqft:

**1,426**

DOM

**38**

Layout

Beds:

**3 (3 )**

Baths:

**3.5 (3 1)**

Style:

**3 Storey**

Parking

Ttl Park:

**1**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Other**

**Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Other**

Flooring:

**Ceramic Tile**

Water Source:

Fnd/Bsmt:

**Other**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**

Int Feat:

**See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>10`5" x 10`11"</b>	<b>Bedroom</b>	<b>Third</b>	<b>10`4" x 7`9"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`10" x 7`10"</b>	<b>3pc Ensuite bath</b>	<b>Third</b>	<b>7`2" x 4`11"</b>
<b>3pc Bathroom</b>	<b>Third</b>	<b>8`0" x 4`10"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>5`2" x 5`10"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>5`7" x 5`0"</b>	<b>Dining Room</b>	<b>Second</b>	<b>6`0" x 8`3"</b>
<b>Living Room</b>	<b>Second</b>	<b>15`10" x 10`3"</b>	<b>Kitchen</b>	<b>Second</b>	<b>15`2" x 14`0"</b>
<b>Laundry</b>	<b>Third</b>	<b>3`4" x 3`1"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$225

Fee Simple  
Fee Freq:  
Monthly

M-1

Legal Desc: 1812246

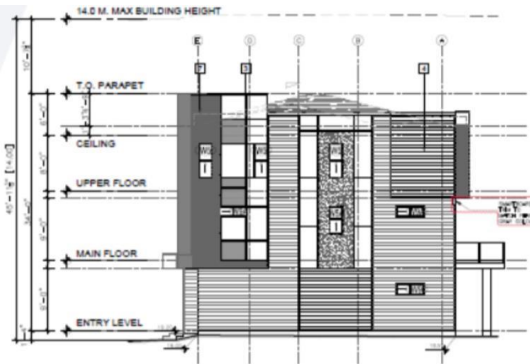
Remarks

Pub Rmks: Appliance package and color selections are uploaded in the supplements section. Other unit numbers available are 153,155,141,201,205. The end unit is priced at 540,000 and the middle unit is priced at 530,000. Unit factor will be verified before the closing of the property and the property management has not been set yet. Also, the condo fee is an approximate value.

Inclusions: N/A

Property Listed By: Coldwell Banker YAD Realty

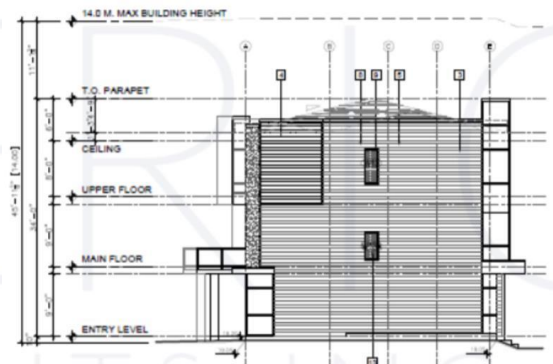
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



2 SIDE ELEVATION - NORTH (BLOCK 2)  
1/8" = 1'-0" (STREET FACING) COLOR SCHEME 2



3 REAR ELEVATION - WEST (BLOCK 2)  
1/8" = 1'-0" COLOR SCHEME 1



4 SIDE ELEVATION - SOUTH (BLOCK 2)  
1/8" = 1'-0" COLOR SCHEME 2

