



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**356 SAGE HILL Circle, Calgary T3R 1V2**

MLS® #: **A2120363**

Area: **Sage Hill**

Listing Date: **04/06/24**

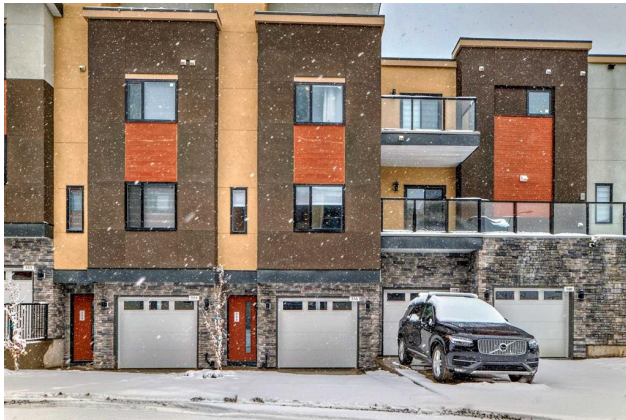
List Price: **\$589,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2022**

Lot Information

Finished Floor Area

Abv Sqft:

**1,831**

Low Sqft:

Ttl Sqft:

**1,831**

Lot Sz Ar:

Lot Shape:

DOM

**43**

Layout

Beds:

**3 (3 )**

Baths:

**3.5 (3 1)**

Style:

**4 Storey**

Parking

Ttl Park:

**3**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Low Maintenance Landscape**

**Insulated,Single Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

**Stone,Stucco**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**

Int Feat:

**Breakfast Bar,French Door,High Ceilings,Quartz Counters,Recessed Lighting,Tankless Hot Water**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Second</b>	<b>15`0" x 11`0"</b>	<b>Kitchen With Eating Area</b>	<b>Second</b>	<b>11`1" x 13`1"</b>
<b>Dining Room</b>	<b>Second</b>	<b>10`1" x 11`1"</b>	<b>2pc Bathroom</b>	<b>Second</b>	<b>3`0" x 6`1"</b>
<b>Bedroom</b>	<b>Third</b>	<b>9`1" x 12`1"</b>	<b>3pc Ensuite bath</b>	<b>Third</b>	<b>8`0" x 7`1"</b>
<b>Walk-In Closet</b>	<b>Third</b>	<b>5`0" x 7`1"</b>	<b>Laundry</b>	<b>Third</b>	<b>2`1" x 3`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>12`0" x 15`0"</b>	<b>4pc Bathroom</b>	<b>Third</b>	<b>4`1" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>15`0" x 12`0"</b>	<b>Walk-In Closet</b>	<b>Level 4</b>	<b>5`0" x 8`0"</b>
<b>4pc Ensuite bath</b>	<b>Level 4</b>	<b>5`1" x 8`0"</b>	<b>Office</b>	<b>Level 4</b>	<b>11`1" x 8`0"</b>

**Walk-In Closet  
Furnace/Utility Room**

**Level 4  
Main**

**3`1" x 11`1"  
6`1" x 4`0"**

**Entrance  
Storage**  
Legal/Tax/Financial

**Main  
Main**

**8`0" x 3`1"  
4`0" x 15`1"**

Condo Fee:  
**\$240**

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

Zoning:  
**M-1 d100**

Legal Desc: **2211711**

Remarks

Pub Rmks: **A large 4 level townhouse with 3 bed rooms and a large office (or bed room) and 3.5 bath. 1973 sf from builder's blue prints. Constructed with good workmanship and materials. Located in Sage Hill Garden and just off Symon Valley Rd. Quick connect to high way 201. The main floor entrance has on its side a single tandem garage which can house 2 cars, a mechanical room with Tankless hot water system, and a large storage. The second level has a spacious living room, a stylish kitchen denoted by a large breakfast island with quartz counter tops, up to the ceiling cabinets, and a featured wall with electric fireplace. Dining room and a half bath are adjacent with a door open to a private patio. Next level has 2 customized bed rooms, one has walk in closet and the other has a balcony. Each bed room also has its own en suite. For convenience, there is also a laundry room on this level. The highest level has a master bedroom and a double sink en suite & walk in closet. At the other side is a vaulted ceiling office with a huge closet. This office has large French doors open to a terrace and can be easily turned into a 4th bedroom if desired. The property is about a year old (completed in 2023). Still under Alberta Warranty Homes. It's like new but no need to wait for the construction. Buy what you see!**

Inclusions:  
Property Listed By: **N/A  
CIR Realty**

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



















