



THE
A-TEAM

**RE/MAX
FIRST**

355 SAGE HILL Rise, Calgary T3R 1C3

MLS®#: **A2133584**

Area: **Sage Hill**

Listing Date: **05/20/24**

List Price: **\$598,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **661 sqft**
Lot Shape:

Access:

Lot Feat: **See Remarks**
Park Feat: **Single Garage Attached**

DOM

36
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
Living Room	Main	14`9" x 12`7"
Kitchen	Main	13`3" x 10`1"
Bedroom	Lower	9`8" x 9`7"
Bedroom	Third	11`5" x 9`11"
4pc Ensuite bath	Third	7`11" x 4`11"
Other	Level 4	24`5" x 11`8"

Room	Level	Dimensions
Dining Room	Main	11`1" x 10`9"
Bedroom - Primary	Third	11`2" x 10`11"
Den	Third	8`3" x 7`8"
4pc Ensuite bath	Third	8`0" x 4`11"
4pc Bathroom	Lower	7`11" x 4`11"

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 with ROOF TOP PATIO. 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 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



