



THE
A-TEAM

**RE/MAX
FIRST**

341 SAGE HILL Rise, Calgary T3R 1C3

MLS®#: **A2133609**

Area: **Sage Hill**

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

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

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: **Landscaped,Underground Sprinklers**
Park Feat: **Single Garage Attached**

DOM

36
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

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

Utilities and Features

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

Construction: **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,Open Floorplan,Pantry,Separate Entrance**
Utilities:

Room Information

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

Room	Level	Dimensions
Dining Room	Main	13`8" x 12`0"
2pc Bathroom	Main	5`1" x 4`9"
Bedroom	Upper	11`11" x 11`4"
4pc Ensuite bath	Upper	7`10" x 4`11"
Laundry	Third	3`11" x 3`6"
Pantry	Main	3`8" x 3`3"

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 with 2 attached bathrooms and a laundry. Master bathroom has 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: **NONE**
Property Listed By: **RE/MAX House of Real Estate**

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



