38 SAGE HILL Common, Calgary T3R 0J6

MLS®#:	**A2133611**	Area:	**Sage Hill**	Listing Date:	**05/20/24**	List Price:	**$529,900**
Status:	**Active**	County:	**Calgary**	Change:	**-$20k, 08-Jun**	Association:	**Fort McMurray**

General Information
Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2010**
Lot Information
Lot Sz Ar: **1,668 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,207**
Low Sqft:
Ttl Sqft: **1,207**

DOM
36
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking
Ttl Park: **2**
Garage Sz: **1**

Access:
Lot Feat: **Back Yard,City Lot,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Standard Shaped Lot,Street Lighting,Rectangular Lot**
Park Feat: **Additional Parking,Driveway,Front Drive,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Lighting,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Storage,Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	**Main**	**4`11" x 10`11"**	**2pc Bathroom**	**Main**	**3`4" x 7`10"**
Kitchen	**Main**	**19`6" x 13`3"**	**Pantry**	**Main**	**4`0" x 4`5"**
Living Room	**Main**	**10`0" x 8`6"**	**Dining Room**	**Main**	**9`5" x 7`3"**
Bedroom - Primary	**Upper**	**11`0" x 14`0"**	**Walk-In Closet**	**Upper**	**8`2" x 5`5"**
3pc Ensuite bath	**Upper**	**8`2" x 4`10"**	**Laundry**	**Upper**	**3`0" x 6`6"**
4pc Bathroom	**Upper**	**9`2" x 5`8"**	**Bedroom**	**Upper**	**9`1" x 12`1"**
Bedroom	**Upper**	**10`0" x 10`0"**	**Game Room**	**Basement**	**19`6" x 17`4"**

| **Furnace/Utility Room** | **Basement** | **7`7" x 17`0"** | | |

Condo Fee: **$352**		Title: **Fee Simple** Fee Freq: **Monthly**		Zoning: **M-1 d75**
Legal Desc:	**1014146**			

Remarks

Pub Rmks: **Welcome to this NEWLY RENOVATED TOWNHOME located at the convenient, quiet and beautiful community of Sage Hill. Impressive curb appeal and a modern design blends with a highly functional layout boasting 3 beds / 3 baths and over 1500 sq ft of finished living area. Upon entry this open concept home is exemplified with a 9 FOOT CEILING accentuating an inviting Kitchen/Dining/Living space on the main floor. This home has been extensively upgraded throughout - new paint, new cabinet doors, new luxury vinyl plank floor on the main level and in the basement, new kitchen faucet, new stainless steel kitchen appliances, and new LED light fixtures. The kitchen has loads of counter space and a big pantry. There is also a cozy living room, a bright dining area, a 2-piece bathroom and a single attached garage on the main level. Upstairs, the primary bedroom is spacious with a private 3-piece ensuite and a large walk-in closet. The 4-piece main bathroom provides more privacy for the primary bedroom from the other 2 bedrooms upstairs. A laundry closet completes this floor. The lower level is fully finished that is perfect for a home office, home gym or a storage. The home is only minutes away from dining, groceries, shopping, fitness centers, bus stops, parks, playgrounds and other amenities. The newest T&T Asian Supermarket is also within walking distance. Quick access to anywhere in Calgary via Stoney Trail and multiple nearby shopping options.This is the one you've been waiting for! Book your viewings today!**

Inclusions: **Treadmill in the basement**

Property Listed By: **MaxWell Capital Realty**

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