



THE
A-TEAM

**RE/MAX
FIRST**

45 SAGE HILL Path, Calgary T3R 2A7

MLS® #: **A2136879** Area: **Sage Hill** Listing Date: **05/30/24** List Price: **\$579,000**
 Status: **Pending** 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: **2,115 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,344**
 Low Sqft:
 Ttl Sqft: **1,344**

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
 Park Feat: **Double Garage Detached**
Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	12`6" x 13`5"	Dining Room	Main	9`6" x 12`7"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	11`8" x 13`2"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	11`8" x 12`7"
5pc Ensuite bath	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **TBD**
 Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to the Alloy 18 by Calbridge Homes, a stunning two-story townhome featuring 2 bedrooms and 2.5 bathrooms. This residence boasts an open-concept living area with a spacious kitchen island perfect for entertaining. The upper level offers dual primary bedrooms, each with its own ensuite, double vanity, and walk-in closet, providing ample space and privacy. Convenience is enhanced with an upper-level laundry room. The home also includes a double detached garage and beautifully landscaped front and backyards, offering a perfect blend of style and functionality. Photos are representative**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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



