



THE
A-TEAM

**RE/MAX
FIRST**

881 SAGE VALLEY Boulevard #104, Calgary T3R 0R1

MLS®#: **A2151097**

Area: **Sage Hill**

Listing Date: **07/20/24**

List Price: **\$489,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 13-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,269**
Low Sqft:
Ttl Sqft: **1,269**

DOM

58
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 4`11"
Dining Room	Main	7`7" x 10`2"
Kitchen	Main	7`6" x 11`2"
4pc Bathroom	Second	4`11" x 8`1"
Bedroom	Second	9`1" x 8`9"
Bedroom - Primary	Second	13`11" x 14`1"
Furnace/Utility Room	Basement	7`8" x 7`0"

Room	Level	Dimensions
Den	Main	8`1" x 6`8"
Foyer	Main	9`2" x 7`7"
Living Room	Main	11`8" x 13`0"
4pc Ensuite bath	Second	4`11" x 8`1"
Bedroom	Second	9`8" x 9`6"
Other	Basement	19`5" x 31`7"

Condo Fee:
\$297

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1311788**

Remarks

Pub Rmks: **Discover modern comfort and convenience in this inviting 3-bedroom, 2.5-bathroom home located in the desirable community of Sage Hill. Step inside to find a spacious open floor plan that seamlessly connects the living, dining, and kitchen areas, ideal for both daily living and entertaining guests. The kitchen features sleek countertops, stainless steel appliances, and ample storage space, making it a chef's delight. The primary bedroom is a retreat with its own ensuite bathroom and a generous walk-in closet, providing a private sanctuary within your home. Two additional bedrooms offer flexibility for a growing family or a dedicated home office space. This property also features brand new carpet (remaining two bedrooms will be done prior to possession). A standout feature of this property is the unfinished basement, offering a blank canvas for your creative vision - whether you envision a cozy recreation room, a home gym, or additional bedrooms, the possibilities are endless. Completing this home is a convenient single attached garage, ensuring your vehicles are sheltered year-round from the elements. Located in Sage Hill, you'll enjoy easy access to local amenities, parks, and commuter routes, making it an ideal choice for modern living. Don't miss your chance to own this well-appointed home in a sought-after community. Call your favourite agent to Schedule your private tour today!**

Inclusions: **NA**
Property Listed By: **CIR Realty**

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







