



THE
A-TEAM

**RE/MAX
FIRST**

138 SAGE VALLEY Common #105, Calgary T3R1X7

MLS® #: **A2152001**

Area: **Sage Hill**

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

List Price: **\$340,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area
Abv Sqft: **686**
Low Sqft:
Ttl Sqft: **686**

DOM

54
Layout
Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction:
Cement Fiber Board,Concrete,Metal Siding
,Wood Frame
Flooring:
Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|-------------|----------------------|--------------------------|-------------|-----------------------|
| Kitchen | Main | 13`6" x 8`2" | Living Room | Main | 11`11" x 10`1" |
| Flex Space | Main | 9`10" x 8`8" | Laundry | Main | 4`11" x 3`3" |
| Balcony | Main | 8`11" x 5`11" | Bedroom - Primary | Main | 11`11" x 9`11" |
| 3pc Ensuite bath | Main | 8`6" x 4`11" | 4pc Bathroom | Main | 8`8" x 4`11" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$309

Fee Simple

M1-D100

Fee Freq:

Monthly

Legal Desc: NA

Remarks

Pub Rmks: **You're going to LOVE WHERE YOU LIVE with this beautiful MOVE IN ready 2 BEDROOM + 2 BATHROOM condo at Q! Built by award winning Morrison Homes it's a condo that will surely tick all your boxes. A perfect blend of modern & classic elegance wrapped up in(686.88 RMS sqft) of living space. This open floor plan offers a sunny master bedroom with an ensuite, a spacious living room with large SOUTH facing windows that look onto your balcony or into your CHEF INSPIRED kitchen featuring a fantastic island dressed in QUARTZ COUNTERTOPS, MODERN INSPIRED CABINETRY, STAINLESS STEEL APPLIANCES, WIDE-PLANK LVP FLOORING. The location is unparalleled as you'll find yourself in a community full of the essentials! Spend your weekends heading out to all the fantastic amenities that surround you whether that be a tasty burger & drink over at Leopolds, your morning coffee at Tim Hortons or brunch over at Sunset Grill...all minutes away from home. Major thoroughfares like Stoney Trail & Deerfoot make it easy for getting around the city. We mean it when we say "You'll LOVE living here".**

Inclusions: N/A
Property Listed By: eXp Realty

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





