



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**322 SAGE HILL Circle, Calgary T3R 1v2**

MLS®#: **A2152680**      Area: **Sage Hill**      Listing Date: **07/26/24**      List Price: **\$598,500**  
 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:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,973**  
                     Low Sqft:  
                     Ttl Sqft: **1,973**

DOM

**179**  
Layout  
 Beds: **4 (4 )**  
 Baths: **4.5 (4 1)**  
 Style: **4 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **400**

Access:

Lot Feat: **Cul-De-Sac,See Remarks**  
 Park Feat: **Double Garage Attached,Driveway,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Mixed,Silent Floor Joists,Stone,Stucco**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Stove,Garage Control(s),Humidifier,Microwave,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Second</b>	<b>15`5" x 12`4"</b>	<b>Kitchen</b>	<b>Second</b>	<b>14`2" x 11`10"</b>
<b>Bedroom</b>	<b>Third</b>	<b>15`5" x 10`10"</b>	<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>13`1" x 9`6"</b>
<b>Dining Room</b>	<b>Second</b>	<b>11`10" x 11`0"</b>	<b>Bedroom</b>	<b>Third</b>	<b>9`8" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>11`8" x 9`6"</b>	<b>Walk-In Closet</b>	<b>Level 4</b>	<b>3`10" x 11`2"</b>
<b>4pc Ensuite bath</b>	<b>Level 4</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Level 4</b>	<b>0`0" x 0`0"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Third</b>	<b>0`0" x 0`0"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>			

Condo Fee:  
**\$260**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d100**

Legal Desc: **1712452**

Remarks

Pub Rmks: **This spacious 4-level, 4-bedroom, 4.5-bathroom townhome offers an unmatched 1970+ square feet of living space. The attached tandem garage provides parking for two vehicles with room for visitors on the full-length driveway. The east/west facing windows and 9' ceiling emphasize a bright and open main floor which features the open living room, modern kitchen, and large dining area leading to the patio with gas connection for BBQs. The contemporary kitchen is complete with 42" cabinet risers to the ceiling, stainless steel appliances, and a massive 10' island with breakfast bar. Upstairs on the 3rd floor, the large master bedroom features a private balcony, walk-through closet, and a 4-piece washroom. Also on this floor are the 2nd bedroom, full bathroom and laundry. Still to view is the 4th level, which includes the 3rd and 4th bedrooms equipped with private ensuites. The east-facing room features its own large walk-in closet and a private terrace accessed through large glass doors. This home is thoughtfully designed and includes a maintenance-free, non-combustible, upgraded exterior. It comprises high-quality materials such as acrylic stucco, steel siding, cabinetry, stone, LVP, and carpet. The area size was calculated by applying the RMS to the blueprints provided by the builder. The Images are taken from an identical unit .**

Inclusions: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Garage Door Opener, Humidifier**  
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**







