



THE
A-TEAM

**RE/MAX
FIRST**

225 SAGE HILL Circle, Calgary T3R1V2

MLS®#: **A2152993**

Area: **Sage Hill**

Listing Date: **07/26/24**

List Price: **\$497,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Cleared,Level**
Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,302**
Low Sqft:
Ttl Sqft: **1,302**

DOM

52
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Mixed,Silent Floor Joists,Stucco,Wood Frame**
Flooring: **Carpet,Concrete,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Electric Oven,Garage Control(s),Humidifier,Microwave,Microwave Hood Fan**
Int Feat: **Closet Organizers,High Ceilings,Jetted Tub,No Animal Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Second	13`6" x 17`6"
2pc Bathroom	Second	4`4" x 3`0"
4pc Ensuite bath	Third	8`8" x 5`6"
4pc Ensuite bath	Third	5`0" x 9`0"
Balcony	Third	12`2" x 7`0"

Room	Level	Dimensions
Living Room	Second	14`0" x 12`2"
Bedroom - Primary	Third	13`8" x 9`10"
Bedroom - Primary	Third	10`8" x 11`10"
Balcony	Second	12`0" x 7`0"

Legal/Tax/Financial

Condo Fee:
\$240

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d100

Legal Desc: **1712452**

Remarks

Pub Rmks: **New-build investment opportunity located in Sage Hill Garden. This 2-master bedrooms, 2.5-bathroom townhome offers the opportunity for townhome ownership at a condo price point! It does an excellent job of maximizing the usability of all 1302 square feet. The open concept floor plan pushes all the space-consuming areas into the corners (stairs, counters, closets, washrooms), leaving the most amount of room available for rooms and entertainment areas. As a result, you'll notice the living area and room sizes are quite impressive. The 9' ceiling emphasizes a bright and open main floor which features an open dining area, modern kitchen, and large living room, leading to the balcony with a gas connection for BBQ. The contemporary kitchen is complete with a 42" cabinet with risers to the ceiling, stainless steel appliances, and a large island with a breakfast bar. Upstairs on the 2nd floor, the spacious master bedroom includes a 4-piece ensuite. Also on this floor is the 2nd bedroom with a private balcony and full bathroom. The laundry is on this floor as well so no need to haul clothes up and down. This home is thoughtfully designed and includes a maintenance-free, non-combustible, upgraded exterior. It consists of high-quality materials such as acrylic stucco, steel siding, and stone facia. Upgrades and material selections are still customizable as well (cabinetry, stone, LVP, and carpet. The area size was calculated by applying the RMS to the blueprints provided by the builder. Directions:**

Inclusions: **NA**

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