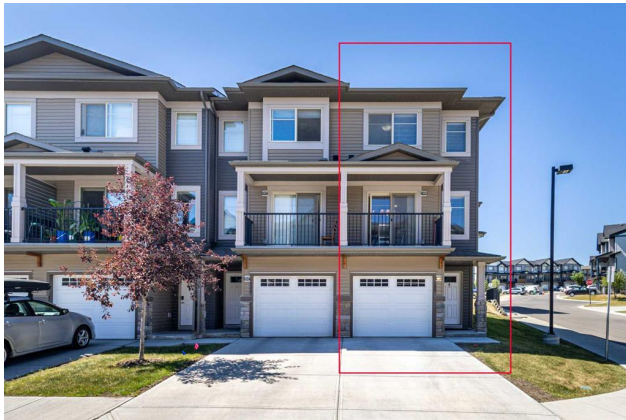


133 SAGE HILL Grove, Calgary T3R 1C3

MLS®#: **A2154804** Area: **Sage Hill** Listing Date: **08/07/24** List Price: **\$495,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,422**
 Low Sqft:
 Ttl Sqft: **1,422**

DOM

42
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Few Trees,Lawn,Landscaped**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Linoleum**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Microwave,Microwave Hood Fan,Oven,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Lower	12`10" x 15`3"	Kitchen	Main	10`0" x 11`4"
Dining Room	Main	8`6" x 15`2"	Foyer	Main	4`5" x 14`3"
Laundry	Upper	3`0" x 6`5"	Bedroom - Primary	Upper	10`6" x 15`2"
Bedroom	Upper	11`10" x 9`11"	Bedroom	Basement	14`3" x 11`1"
Walk-In Closet	Upper	4`11" x 4`0"	2pc Bathroom	Lower	6`9" x 3`0"
4pc Bathroom	Upper	4`11" x 8`4"	5pc Ensuite bath	Upper	11`4" x 5`5"
Balcony	Main	44`9" x 10`5"			

Legal/Tax/Financial

Condo Fee:
\$281

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **1710143**

Remarks

Pub Rmks: **Beautiful CORNER Townhome with 2 bedrooms + flex & 2.5 baths, boasting a spacious living room with over 12-foot ceilings and access to a private deck, creating an open and airy atmosphere. The kitchen is equipped with granite countertops, a full stainless steel appliance package, a corner pantry, and a contemporary subway tile backsplash and full height cabinetry. The design seamlessly flows into the dining area, which features access to a second balcony, enhancing the open concept feel. The large master bedroom includes a 4-piece ensuite with double sinks and granite countertops, providing a luxurious private retreat. Additionally, there is a second bedroom complete with a walk-in closet and its own 4-piece ensuite. The finished basement offers a flexible room that can serve as a third bedroom or family room, adding to the versatility of the space. Other highlights include a single attached garage, a convenient 2-piece powder room on the main level, and modern lighting fixtures. The home is finished with a combination of laminate, tile, and carpet flooring, and includes decora switches throughout, all contributing to its contemporary appeal.**

Inclusions: **N/A**
Property Listed By: **2% Realty**

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