



THE
A-TEAM

**RE/MAX
FIRST**

881 SAGE VALLEY Boulevard #204, Calgary T3R 0R2

MLS® #: **A2157158**

Area: **Sage Hill**

Listing Date: **08/22/24**

List Price: **\$475,000**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 19-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **12,970 sqft**
Lot Shape:

Access:

Lot Feat: **Other**
Park Feat: **Single Garage Attached**

DOM

28
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Composite Siding,Other**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Double Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`2" x 13`3"	Dining Room	Main	7`10" x 2`2"
Kitchen	Main	8`10" x 13`8"	2pc Bathroom	Main	4`7" x 4`11"
Bedroom - Primary	Upper	8`10" x 10`7"	Bedroom	Upper	9`0" x 11`6"
Bedroom	Upper	8`11" x 10`7"	4pc Bathroom	Upper	4`10" x 8`1"
4pc Ensuite bath	Upper	4`10" x 8`0"			

Legal/Tax/Financial

Condo Fee:
\$297

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1310857**

Remarks

Pub Rmks: ****OPEN HOUSE SATURDAY SEPTEMBER 21ST 1-4 AND SUNDAY 22ND 2-4** Welcome to this beautiful townhouse nestled in the charming Sage Hill community. Offering just under 1,200 square feet of thoughtfully designed living space. Step inside through the front or garage door and you'll be welcomed by a spacious foyer that flows into a bright and inviting main level. With 9-foot ceilings (wired for surround sound) , large south-facing windows, and luxurious vinyl plank flooring, this space feels both open and cozy. The kitchen is a chef's dream, featuring top-of-the-line full-height cabinets, quartz countertops, a large island, and premium stainless steel appliances. A convenient 2-piece bath on the main level is perfect for guests. Upstairs, you'll find three generously sized bedrooms. The primary bedroom comes with a 4-piece bath and walk-in closet. The two additional bedrooms offer plenty of space, perfect for family, guests, or a home office. Relax on the sunny south-facing patio, enjoy the shared green space, and take advantage of the attached single garage for added convenience and security. With low condo fees and a pet-friendly community (with board approval), this home offers a perfect blend of style, practicality, and low-maintenance living. This homes upgrades are worth over \$7000 from the builder! Don't miss the chance to experience this exceptional property. Contact your agent today to schedule your showing!**

Inclusions: **n/a**
Property Listed By: **The Real Estate District**

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







