



THE
A-TEAM

**RE/MAX
FIRST**

3727 SAGE HILL Drive #2111, Calgary T3R 1T7

MLS®#: **A2158858**

Area: **Sage Hill**

Listing Date: **08/21/24**

List Price: **\$379,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area

Abv Sqft: **853**
Low Sqft:
Ttl Sqft: **853**

DOM

28

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Double Vanity,Elevator,Kitchen Island,Open Floorplan,Quartz Counters,Storage**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-------|----------------|
| Entrance | Main | 9`0" x 4`5" |
| Kitchen With Eating Area | Main | 8`7" x 14`4" |
| Bedroom | Main | 11`9" x 8`8" |
| Living Room | Main | 15`10" x 12`6" |
| 4pc Ensuite bath | Main | 8`2" x 8`2" |
| Balcony | Main | 19`1" x 21`4" |

| Room | Level | Dimensions |
|-------------------|-------|---------------|
| Laundry | Main | 4`3" x 3`7" |
| 4pc Bathroom | Main | 11`1" x 4`11" |
| Dining Room | Main | 10`7" x 8`7" |
| Bedroom - Primary | Main | 11`5" x 10`8" |
| Balcony | Main | 7`5" x 12`5" |

Legal/Tax/Financial

Condo Fee:
\$471

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2 d200

Legal Desc: **1811824**

Remarks

Pub Rmks: ***PRICE REDUCED FOR A QUICK SALE* Welcome to your new home in the dynamic community of Sage Hill. This charming residence with a titled underground parking, a private balcony and a delightful patio offers a stylish and functional layout, featuring 2 bedrooms and 2 bathrooms for optimal privacy and comfort. Upon entering, you'll be greeted by an open floor plan that radiates light and space, thanks to large windows that brighten the entire living area. The kitchen is a chef's dream, equipped with elegant white cabinetry, gleaming quartz countertops, and a central island that serves as the heart of the home. Prepare to whip up delicious meals and create lasting memories! From the living area, step out onto your private balcony—a perfect spot for enjoying tranquil mornings or entertaining friends and family in the evenings. The primary bedroom is a luxurious retreat, featuring a 4-piece ensuite adorned with designer backsplash, double vanity, and quartz countertops. The primary bedroom opens itself to a well-sized patio, making it ideal for outdoor hangouts, and entertainment. The second bedroom offers versatile usage as either a guest room or a home office, complemented by a nearby four-piece bathroom that provides both privacy and convenience. For added ease, in-unit laundry facilities are included. Embrace a vibrant lifestyle in Sage Hill with this thoughtfully designed home that combines modern amenities with a welcoming atmosphere. Act fast and schedule a viewing today!**

Inclusions: **N/A**
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