



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**65 SAGE HILL Heights, Calgary T3R2A5**

MLS®#: **A2159033**      Area: **Sage Hill**      Listing **08/21/24**      List Price: **\$624,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 04-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **1,718**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **1,363 sqft**      Ttl Sqft: **1,718**  
 Lot Shape:

DOM

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

Parking

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

Access:  
 Lot Feat: **City Lot,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,BBQ gas line**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 8`10"</b>	<b>Furnace/Utility Room</b>	<b>Main</b>	<b>7`4" x 3`2"</b>
<b>Living Room</b>	<b>Second</b>	<b>11`6" x 14`5"</b>	<b>Kitchen</b>	<b>Second</b>	<b>13`1" x 14`5"</b>
<b>Dining Room</b>	<b>Second</b>	<b>9`11" x 11`1"</b>	<b>2pc Bathroom</b>	<b>Second</b>	
<b>Bedroom - Primary</b>	<b>Third</b>	<b>19`1" x 14`7"</b>	<b>Bedroom</b>	<b>Third</b>	<b>11`7" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Third</b>		<b>5pc Ensuite bath</b>	<b>Third</b>	

Legal/Tax/Financial

Condo Fee:  
**\$247**

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

Zoning:  
**MG**

Legal Desc: **2410565**

Remarks

Pub Rmks: **BRAND NEW END UNIT with DOUBLE ATTACHED GARAGE townhouse presented by LOGEL homes is the epitome of LUXURY LIVING. As you walk in you are greeted by style and elegance. The main floor has an open floor plan with seamless transitions from your large sunny living room, through the kitchen to the inviting dining room. The kitchen has many UPGRADES including an extended large island, glass door fronts, hardware and high upper cabinets. Your sunny SOUTH facing balcony off your dining room is a perfect location to enjoy time with family and friends. As you venture upstairs you have TWO SPACIOUS PRIMARY SUITES with upgraded bathrooms complete with loads of cabinet space. The lower level has a third bedroom or perfect space for all your office needs. Contact your realtor for your private viewing**

Inclusions: **N/A**  
Property Listed By: **Nineteen 88 Real Estate**

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