

1111 SAGE MEADOWS Gardens, Calgary T3P1K3

MLS®#: **A2160353** Area: **Sage Hill** Listing **08/30/24** List Price: **\$515,000**
 Status: **Active** County: **Calgary** Change: **-\$4k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **1,011 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,303**
 Low Sqft:
 Ttl Sqft: **1,303**

DOM
20
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Front Yard,Low Maintenance Landscape,Street Lighting,Rectangular Lot**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Brick,Cement Fiber Board,Metal Siding ,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,Granite Counters,Kitchen Island,Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	10`7" x 9`10"	Bedroom	Upper	9`11" x 9`4"
Bedroom	Upper	8`11" x 7`11"	Bedroom	Basement	13`1" x 8`10"
Bedroom	Basement	13`10" x 13`0"	Living Room	Main	13`4" x 13`1"
Kitchen	Main	14`5" x 9`7"	Dining Room	Main	16`1" x 5`9"

Laundry
2pc Bathroom
4pc Bathroom

Second
Main
Second

5`5" x 3`1"
5`2" x 5`1"
9`4" x 5`5"

Furnace/Utility Room
4pc Ensuite bath
4pc Bathroom

Basement
Second
Basement

9`5" x 6`2"
8`10" x 6`11"
9`0" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$304

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d60

Legal Desc: **1812252**

Remarks

Pub Rmks: **Don't miss the opportunity to own a unique 5 bedroom house in the community of Sage hill. Built in 2018, the condo features an open concept layout and wide-plank luxury vinyl flooring throughout the main floor. Modern design throughout the home. The kitchen features a large U-shaped granite countertop with a breakfast bar. Upstairs are 3 bedrooms including the master, with a walk-in closet and double vanity sinks. In the basement are 2 great size bedrooms. This end unit sits on the corner of a quiet complex overlooking a recreational park, located across the road from a field and baseball diamond, and 2 minutes away from Creekside Shopping Center. Out on the front yard is a private low-maintenance concrete patio, perfect for entertainment. Included are 1 assigned parking spots Schedule a showing today to see what this gem has to offer.**

Inclusions:
Property Listed By: **N/A**
First Place Realty

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













