

1111 SAGE MEADOWS Gardens, Calgary T3P1K3

Kitchen Appl:

08/30/24 List Price: **\$515,000** MLS®#: A2160353 Area: Sage Hill Listing

Status: Active Calgary Association: Fort McMurray County: Change: -\$4k, 12-Sep

Date:

General Information

Prop Type: Sub Type: Row/Townhouse

City/Town: Calgary Year Built: 2018

Lot Information Lot Sz Ar:

Lot Shape:

DOM Residential 20

Layout

Finished Floor Area Beds: 5 (32) Abv Saft: Baths: 3.5 (3 1) 1,303 Low Sqft: Style: 2 Storey

1,011 sqft Ttl Sqft: 1,303

<u>Parking</u>

Ttl Park: 1

Garage Sz:

Access:

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

Stall

Utilities and Features

Asphalt Shingle Roof: Construction:

Heating: Forced Air, Natural Gas Brick, Cement Fiber Board, Metal Siding, Wood

Sewer: Frame Ext Feat: Other

Flooring: Carpet, Vinyl Plank

Water Source: Fnd/Bsmt:

Poured Concrete 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 <u>Level</u> <u>Dimensions</u> Room Level **Dimensions Bedroom - Primary** 9`11" x 9`4" Upper 10`7" x 9`10" **Bedroom** Upper **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 Second 5`5" x 3`1" Furnace/Utility Room Basement 9`5" x 6`2" 8`10" x 6`11" 2pc Bathroom Main 5`2" x 5`1" 4pc Ensuite bath Second 4pc Bathroom Second 9`4" x 5`5" 4pc Bathroom **Basement** 9`0" x 4`11" Legal/Tax/Financial

Condo Fee: Title: Zoning:

Fee Simple M-1 d60 Fee Freq:

Monthly

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.

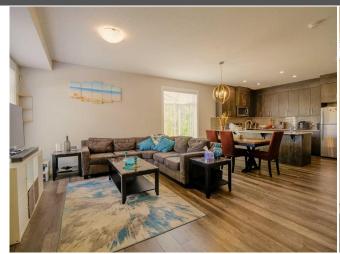
Inclusions: N/A

\$304

Legal Desc:

Property Listed By: First Place Realty

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



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