



THE
A-TEAM

**RE/MAX
FIRST**

250 SAGE VALLEY Road #1007, Calgary T3R0R6

MLS® #: **A2160906**

Area: **Sage Hill**

Listing Date: **08/29/24**

List Price: **\$418,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,158**
Low Sqft:
Ttl Sqft: **1,158**

DOM

20
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat:
Park Feat:

Corner Lot

Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Parking Pad, Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, Lighting**

Construction: **Concrete, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 15`3"	Balcony	Main	6`5" x 14`3"
Kitchen With Eating Area	Main	11`4" x 12`0"	2pc Bathroom	Main	5`3" x 5`11"
Bedroom - Primary	Second	13`8" x 9`11"	Walk-In Closet	Second	9`5" x 8`10"
4pc Bathroom	Second	4`11" x 8`10"	Bedroom	Second	13`8" x 9`10"
Laundry	Second	5`4" x 6`0"	Entrance	Lower	10`2" x 7`9"

Legal/Tax/Financial

Condo Fee:
\$234

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1412670**

Remarks

Pub Rmks: **!!!PRICE REDUCTION!!! Welcome to Sagestone! This charming end-unit townhouse offers a blend of comfort and style across its three storeys. Located in the quiet community of Sage hill that is conveniently located close to many shopping centers and amenities like parks, restaurants and daycares. This immaculate and like new, 2-bedroom end unit townhouse is an ideal opportunity to get into home ownership, or as an investment opportunity. It features an attached single-car garage with additional driveway parking. Inside, you'll find 9-foot ceilings on all 3 levels, enhancing the spacious feel of the home. The entryway is adorned with tile flooring, while the main floor boasts upgraded luxury vinyl plank flooring covering the open floor plan. On the main floor you'll find a beautiful kitchen that has cozy brown cabinets and sleek stainless-steel appliances. Off the kitchen is an eating area that flows into your main living room for entertaining with plenty of natural light from the connected balcony. Upstairs you'll find 2 more bedrooms with a full bath and separate laundry room with lots of room for extra storage. Townhouses in Sagestone with this floorplan and layout are hard to come by, book your private showing today!**

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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







