

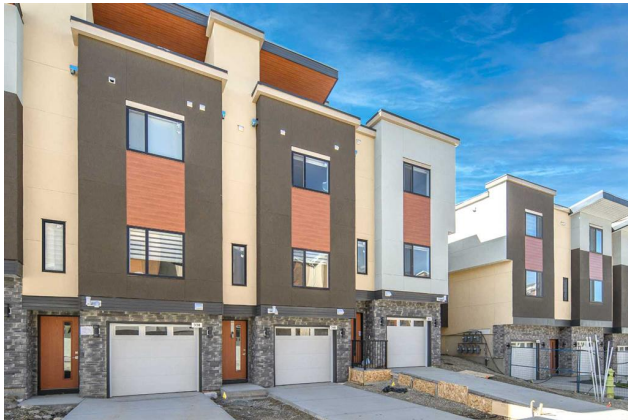


THE
A-TEAM

**RE/MAX
FIRST**

340 SAGE HILL Circle, Calgary T3R 1V2

MLS®#: **A2161915** Area: **Sage Hill** Listing Date: **08/31/24** List Price: **\$629,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,100 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,815**
 Low Sqft:
 Ttl Sqft: **1,815**

DOM

18
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **4 Storey**

Parking

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

Access:
 Lot Feat: **Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Asphalt,Stucco**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 6`9"	Bedroom	Upper	10`0" x 10`5"
4pc Bathroom	Upper	4`11" x 7`9"	Bedroom - Primary	Upper	15`4" x 10`10"
4pc Bathroom	Upper	8`2" x 7`9"	4pc Bathroom	Upper	7`11" x 4`11"
Bedroom	Level 4	11`7" x 9`6"	Bedroom	Level 4	13`6" x 9`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$240

Fee Simple

M-1 d100

Fee Freq:

Monthly

Legal Desc: 2211711

Remarks

Pub Rmks: **Welcome to this stunning 4-level townhome, offering an expansive 1,800+ square feet of meticulously designed living space. Boasting 4 spacious bedrooms and 4.5 luxurious bathrooms, this home provides both comfort and style for modern living. The attached tandem garage accommodates two vehicles, with additional parking available on the full-length driveway for your guests. Inside, the home is bathed in natural light thanks to east/west-facing windows and soaring 9' ceilings, creating a bright and airy ambiance on the main floor. This level features an open-concept living room, a sleek, modern kitchen, and a generously sized dining area that seamlessly connects to a private patio equipped with a gas line for effortless BBQs. The contemporary kitchen is a chef's dream, complete with 42" upper cabinets that extend to the ceiling, high-end stainless steel appliances, and an impressive 10' island with a breakfast bar, perfect for casual dining or entertaining. On the 3rd floor, the master suite offers a peaceful retreat with its own private balcony, a walk-through closet, and a 4-piece ensuite bathroom. This level also includes a second bedroom, a full bathroom, and a conveniently located laundry area. The 4th level is equally impressive, featuring two additional bedrooms, each with its own private ensuite. The east-facing bedroom stands out with a spacious walk-in closet and a private terrace accessed through large glass doors, offering a tranquil outdoor escape. This townhome is not only beautifully designed but also built to last, featuring a maintenance-free, non-combustible exterior crafted from premium materials like acrylic stucco, steel siding, and stone facia. With its thoughtful layout and high-quality finishes, this home truly offers a sophisticated and low-maintenance lifestyle.**

Inclusions: N/A
Property Listed By: Homecare Realty Ltd.

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

