

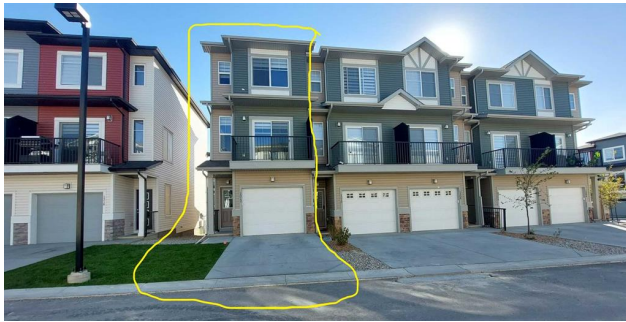


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1312 SAGE HILL Grove, Calgary T3R 2A1**

MLS®#: **A2164959**      Area: **Sage Hill**      Listing **09/12/24**      List Price: **\$498,888**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 18-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2023**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Corner Lot**  
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

DOM

**7**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Washer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Tankless Hot Water**  
 Utilities:

Room Information

| <u>Room</u>              | <u>Level</u>  | <u>Dimensions</u>     | <u>Room</u>             | <u>Level</u>  | <u>Dimensions</u>    |
|--------------------------|---------------|-----------------------|-------------------------|---------------|----------------------|
| <b>Bedroom</b>           | <b>Main</b>   | <b>14`2" x 12`7"</b>  | <b>2pc Ensuite bath</b> | <b>Second</b> |                      |
| <b>Dining Room</b>       | <b>Second</b> | <b>10`1" x 9`5"</b>   | <b>Kitchen</b>          | <b>Second</b> | <b>10`8" x 16`2"</b> |
| <b>Living Room</b>       | <b>Second</b> | <b>14`2" x 13`8"</b>  | <b>Bedroom</b>          | <b>Third</b>  | <b>10`7" x 11`6"</b> |
| <b>Bedroom - Primary</b> | <b>Third</b>  | <b>10`6" x 18`11"</b> | <b>3pc Ensuite bath</b> | <b>Third</b>  |                      |
| <b>3pc Bathroom</b>      | <b>Third</b>  |                       |                         |               |                      |

Legal/Tax/Financial

Condo Fee: **\$247**      Title: **Fee Simple**      Zoning: **r-2m**  
 Fee Freq: **Monthly**

Legal Desc: 1710143;192

Remarks

Pub Rmks: **Almost brand new - less than 1 yr old corner unit townhouse in vibrant NW Sage Hill! This lovely home features 3 spacious bedrooms with a sleek and modern design. Open concept kitchen with a long quartz island, separate dining area and living room. Upstairs laundry that offers full sized appliances stacked for convenience and efficiency! Stainless steel appliance package, ceramic kitchen backsplash, LVP flooring on 1st & 2nd floors (carpet in bedrooms), single attached garage with private driveway for total of 2 car parking. Walking distance to Wal Mart, T & T Grocery, Dollarama, Pho, Chinese BBQ, Planet Fitness, banks, Timmies, Mcdonalds, and so much more! Short drive to the 201 and steps away from the bus stop. Do not miss out on this fabulous home - grab this now before the crazy spring market hits next year! An opportune time to get an excellent home with lowered mortgage rates before prices start rising again! Book your showing today!**

Inclusions: n/a  
Property Listed By: **URBAN-REALTY.ca**

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

