



THE
A-TEAM

**RE/MAX
FIRST**

250 SAGE VALLEY Road #1212, Calgary T3R 0R6

MLS® #: **A2165716**

Area: **Sage Hill**

Listing Date: **09/13/24**

List Price: **\$435,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 18-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,123**
Low Sqft:
Ttl Sqft: **1,123**

DOM

6
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Cul-De-Sac,See Remarks**
Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Balcony,Courtyard,Other**

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

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,Open Floorplan,See Remarks,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`9" x 9`11"	2pc Bathroom	Second	5`10" x 5`3"
Balcony	Second	14`3" x 6`4"	Kitchen	Second	13`7" x 9`4"
Living Room	Second	15`1" x 12`7"	4pc Bathroom	Second	9`1" x 5`0"
Bedroom	Second	10`4" x 13`6"	Bedroom - Primary	Second	9`10" x 13`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$243

Fee Simple

M-1 d75

Fee Freq:

Monthly

Legal Desc: 1311875

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY SEPTEMBER 22nd 2-5PM - Welcome to Sagestone! This stunning end unit townhome is bathed in natural light and situated in the vibrant family-friendly community of Sage Hill. Perfectly positioned within walking distance of shopping, drugstores, parks, and pathways, this home offers convenience and charm in one. As you enter, you're greeted by a spacious open foyer and an oversized single-car garage, ideal for both parking and additional storage. The main floor features an inviting, open layout with 9-foot ceilings and a versatile moveable island—easily adjust the space to fit your dining needs. The large windows open up to a generous balcony, perfect for enjoying indoor/outdoor living on warm summer days. A convenient 2-piece powder room rounds out the main level, ideal for guests. Upstairs, the third floor boasts tall ceilings and includes two spacious bedrooms and a well-appointed 4-piece bathroom. The Primary bedroom offers a generous layout with a large walk-through closet that leads to the bathroom, giving you a master suite experience. Additional highlights include a sizable laundry and storage room, making chores a breeze. Whether you're a first-time homebuyer or an investor, Sage Hill and Sagestone present a fantastic opportunity. Don't miss out on this exceptional property—call now to schedule your private viewing!**

Inclusions: **Window Coverings**
Property Listed By: **Real Estate Professionals Inc.**

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







