



THE
A-TEAM

**RE/MAX
FIRST**

581 SAGE HILL Road, Calgary T3R 1Y2

MLS®#: **A2167273** Area: **Sage Hill** Listing Date: **09/19/24** List Price: **\$679,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,153 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,363**
 Low Sqft:
 Ttl Sqft: **1,363**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`11" x 8`2"	Living Room	Main	12`2" x 10`11"
Kitchen With Eating Area	Main	17`10" x 12`2"	Dining Room	Main	12`7" x 9`5"
Mud Room	Main	4`3" x 7`4"	2pc Bathroom	Main	2`10" x 6`6"
Covered Porch	Main	17`5" x 4`8"	Walk-In Closet	Upper	5`3" x 5`9"
Bedroom - Primary	Upper	13`2" x 11`5"	5pc Ensuite bath	Upper	5`3" x 10`9"
Laundry	Upper	4`8" x 3`8"	4pc Bathroom	Upper	8`7" x 4`11"
Bedroom	Upper	8`6" x 13`6"	Bedroom	Upper	8`1" x 11`7"

**Furnace/Utility Room
Bedroom**

**Basement
Basement**

**13`7" x 5`10"
9`11" x 9`11"**

**4pc Bathroom
Family Room**
Legal/Tax/Financial

**Basement
Basement**

**4`11" x 9`1"
15`6" x 16`1"**

Title:
Fee Simple
Legal Desc:

2111238

Zoning:
R-GM

Remarks

Pub Rmks:

Welcome to this stunning CORNER END UNIT in Sage Hill, offering ravine views and a spacious side yard for added privacy. And NO CONDO FEE!! Step inside to find a beautifully designed main level, featuring a modern kitchen with a tasteful color combination, perfect for both everyday living and entertaining. The open-concept living room and dining room are bright and airy, leading into a mudroom and a convenient half bathroom. Upstairs, the primary bedroom boasts a VAULTED CEILING, an ensuite bathroom, and a WALK-IN-CLOSET for ultimate COMFORT. You'll also find two additional secondary bedrooms, a second full bathroom, and a laundry room, making daily chores a breeze. The finished basement is a hidden gem, offering a large family room, a THIRD FULL BATHRRM, a FOURTH BEDROOM, and even more storage, including a utility room and under-the-stair storage. With tons of natural light flooding through every room, this home creates an inviting atmosphere throughout the day. Don't miss your chance to own this Sage Hill beauty with a DOUBLE DETACH GARAGE and SIDE ENTRANCE TO THE BASEMENT—an opportunity that blends modern living with parks and ravine views.

Inclusions:
Property Listed By:

**N/A
Royal LePage Solutions**

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









