



THE
A-TEAM

**RE/MAX
FIRST**

3727 SAGE HILL Drive #3208, Calgary T3R 1T7

MLS® #: **A2170052** Area: **Sage Hill** Listing Date: **10/05/24** List Price: **\$384,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2022**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **817**
 Low Sqft:
 Ttl Sqft: **817**

Titled, Underground

DOM

46
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stone, Wood Frame**
 Flooring: **See Remarks, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Open Floorplan, See Remarks, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	14`5" x 12`9"	Living Room	Main	14`2" x 10`9"
Laundry	Main	4`0" x 3`10"	Bedroom - Primary	Main	11`11" x 10`8"
Bedroom	Main	11`7" x 9`4"	4pc Bathroom	Main	8`7" x 4`11"
3pc Ensuite bath	Main	8`6" x 6`2"			

Legal/Tax/Financial

Condo Fee: **\$447** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **2210852**

Remarks

Pub Rmks: **Modern design and stylish finishes create just what you have been looking in this extensively upgraded 2BR, 2BATH open concept condo..."The Mark 101" by Shane Homes. So much to offer here starting with the abundance of natural light the moment you walk in from the over-sized windows throughout. Open layout which is great for entertaining. The gourmet kitchen is beautifully crafted with loads of cabinetry, stone countertop, garburator, stainless appliances and a pantry too. The spacious primary with walk through closets leads you to your convenient 3-piece ensuite and the second bedroom is the perfect size for a guest room, home office or whatever you desire. The second bathroom and laundry complete this well-thought out design. Upgraded lighting throughout, A/C, Luxury Vinyl Plank and Ceramic Tile flooring, High Ceilings, Titled Underground Parking, Bike Storage and an assigned Storage Locker adds to your total comfort and convenience too! Ideally located in the popular family community of Sage Hill just a stone's throw to Sage Hill Crossing shopping/dining and steps to an extensive pathway system that wind throughout the community. This is your chance for turn-key condo living thats close to everything that matters. Have a look at the pictures then, call to book your appointment to view....but don't delay or you will be sorry!.**

Inclusions: **None**
Property Listed By: **RE/MAX First**

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







