



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**54 SAGE HILL Common, Calgary T3R 0J6**

MLS®#: **A2174688**

Area: **Sage Hill**

Listing Date: **10/24/24**

List Price: **\$479,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information

Lot Sz Ar: **1,636 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,208**  
Low Sqft:  
Ttl Sqft: **1,208**

DOM

**27**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Level,Private,Rectangular Lot**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`8" x 9`6"	Kitchen	Main	10`10" x 9`6"
Dining Room	Main	9`6" x 7`6"	2pc Bathroom	Main	7`0" x 2`10"
Bedroom - Primary	Upper	13`9" x 11`0"	4pc Ensuite bath	Upper	7`10" x 4`10"
Bedroom	Upper	10`4" x 9`4"	Bedroom	Upper	10`2" x 9`5"
4pc Bathroom	Upper	9`1" x 4`10"	Laundry	Upper	6`6" x 3`1"
Family Room	Basement	18`6" x 10`9"	4pc Bathroom	Basement	7`10" x 4`10"

Legal/Tax/Financial

Condo Fee:  
**\$352**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1014146**

Remarks

Pub Rmks: **Charming Townhouse with Exceptional Convenience and Natural Escapes - Ready to Impress! Step into comfort in this beautifully appointed 3-bedroom, 3.5-bathroom townhouse, offering over 1,500 sq ft of versatile living space. Featuring a meticulously developed full basement, an attached garage, and set in a prime location, this home is designed for effortless living. Location Perfection: Situated perfectly for both convenience and leisure, this townhouse is just a stone's throw away from essential amenities such as grocery stores, cozy pubs, charming coffee shops, and medical clinics located at nearby shopping complexes, like the expansive Sage Hill Crossing with its Walmart Super Centre. Moreover, the entrance to the community's extensive path system, which winds through beautiful coulees, is just a short walk away perfect for relaxing nature walks, energizing morning jogs, or peaceful evening strolls. Enjoy easy access to visitor parking, conveniently located right across the street. Elegant Interiors: The main floor boasts sunlit spaces with an open layout where the upgraded kitchen shines. Equipped with granite countertops, sophisticated tile backsplash, and a full stainless appliance package, the kitchen is a delight for any chef. The layout flows seamlessly into the dining nook and inviting living room—ideal for both relaxation and entertaining. Designed for Leisure and Rest: Ascend to the upper level where convenience meets comfort. This floor houses three cozy bedrooms, each offering privacy and tranquility, and includes two full bathrooms. The master suite features a walk-in closet and an ensuite bathroom. Uniquely designed for modern living, the upper level also incorporates a conveniently placed laundry room, reducing household chores to a breeze and keeping daily life organized. Quality Finishes and Thoughtful Features: Hardwood flooring extends throughout the main and upper levels, enhancing both the home's warmth and style. The townhouse also includes a single attached garage plus a full-length driveway suitable for a second vehicle, alongside energy-efficient windows and modern HVAC systems to ensure year-round comfort. Turnkey Living Awaits: Impeccably finished and located in a friendly community with natural vistas right at your doorstep—this townhouse offers more than just a place to live; it's a gateway to a tranquil lifestyle. Whether you're a first-time home buyer or are looking to downsize, this property blends lifestyle, comfort, and convenience seamlessly. Ready to make your move? This home is prepared to deliver.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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







