



THE A-TEAM

RE/MAX FIRST

367 SAGE HILL Rise, Calgary T3R 2E7

MLS#: A2175327 Area: Sage Hill Listing: 10/24/24 List Price: \$759,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2024
Lot Information
Lot Sz Ar: 1,944 sqft
Lot Shape:

DOM

40
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 3 Storey

Access:
Lot Feat: Landscaped
Park Feat: Double Garage Attached

Parking
Ttl Park: 6
Garage Sz: 2

Utilities and Features

Roof: Flat, Vinyl, Wood
Heating: Forced Air
Sewer:
Ext Feat: Balcony
Construction: Stone, Stucco, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Microwave, Refrigerator
Int Feat: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Bedrooms, Bathrooms, and their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$200

Fee Simple

R2M

Fee Freq:

Monthly

Legal Desc: 2411227

Remarks

Pub Rmks: **Beautiful, Over 2000 SQFT Luxurious, High end Town home, Show home in sage hill with ROOF TOP PATIO. This unit has 9 foot ceiling on all levels, Stucco and stone exteriors, Black cladding huge windows. The ground floor has one bedroom with a full Bath and Double car garage with 40 foot drive way to park 4 cars. Main floor has a good size living with a feature built in wall design, dining room good for 8 chair and a table, Gourmet custom built kitchen with a lot of cabinets and built out hood fan chimney , a walk in Pantry and a half bath. Upstairs has 3 bedrooms with 2 bathrooms and a laundry. Master bathroom has 2 sinks and a custom standing shower. This unit is over 20 feet wide and fully upgraded with Pot lights, black hardware, "comfort height" vanities, 3 and a half bath, built in wall designs, high end carpet, Hardwood and tiles and the list goes on. This complex is built on a 16 Acres site that has 100,00 sq ft of commercial plaza and 5 minutes walk to Wal-Mart , 24000 sq ft of medical building and all kind of shopping with in the complex.**

Inclusions:
Property Listed By: **NONE
RE/MAX House of Real Estate**

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











