



THE
A-TEAM

**RE/MAX
FIRST**

528 SAGE HILL Grove, Calgary T3R 0Z8

MLS®#: **A2175995** Area: **Sage Hill** Listing Date: **10/29/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **1,237 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Lawn, Landscaped**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,727**
 Low Sqft:
 Ttl Sqft: **1,727**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone, Vinyl Siding**
 Flooring: **Carpet, Laminate, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Other	Main	7' 1" x 4' 10"	Bedroom	Main	12' 11" x 9' 9"
Dining Room	Main	15' 2" x 8' 6"	Kitchen	Main	15' 2" x 9' 11"
2pc Bathroom	Main	6' 6" x 2' 9"	Bedroom - Primary	Second	15' 2" x 10' 1"
4pc Ensuite bath	Second	11' 4" x 5' 7"	4pc Ensuite bath	Second	12' 9" x 9' 10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$281

Fee Simple

R-2M

Fee Freq:
Monthly

Legal Desc: 1710143

Remarks

Pub Rmks: **Welcome to your dream townhouse in the vibrant community of Sage Hill! This stunning residence, boasting over 1,700 sqft is the perfect blend of modern living and convenience, featuring 3 spacious bedrooms and 2.5 well-appointed bathrooms. With low condo fees, this home is an excellent choice for first-time buyers and investors alike. Main level offers single attached garage and A versatile bedroom can easily serve as an office, and with a rough-in ready for an additional bathroom, the potential is endless. The Second level welcomes you with an open-concept design that includes a contemporary kitchen with elegant granite countertops, stainless steel appliances, and upgraded full-height cabinets, making it an ideal space for both cooking and entertaining. Ascend to the top floor, where you'll find two more generously sized bedrooms, each with its own luxurious 4-piece en-suite bathroom—perfect for family or guests. The thoughtful design features throughout the home, including stylish feature walls and dual sink vanities, Closet organizer create a warm and inviting atmosphere. Step outside to your back deck, a serene spot to enjoy your morning coffee or host summer barbecues with friends. Nestled in Sage Hill, you'll have quick access to numerous schools, shops, and services, including grocery stores, restaurants, and fitness centers, all just a stone's throw away. A mere 10-minute walk leads you to Sage Hill Crossing, home to Walmart, T&T Supermarket, Tim Hortons, Dollarama, and more. With easy access to Stoney Trail, commuting around the city is a breeze. This meticulously maintained townhouse is a rare find, and opportunities like this don't last long—act quickly to make it your new home!**

Inclusions: None
Property Listed By: Royal LePage Solutions

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







