



THE
A-TEAM

**RE/MAX
FIRST**

207 SAGE BLUFF Drive, Calgary T3R 1T5

MLS®#: **A2176341**

Area: **Sage Hill**

Listing Date: **11/01/24**

List Price: **\$499,900**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area
Abv Sqft: **1,477**
Low Sqft:
Ttl Sqft: **1,477**

DOM

20
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Few Trees,Front Yard,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`6" x 13`9"
Kitchen	Main	14`5" x 11`10"
Bedroom	Upper	11`9" x 8`4"
Bonus Room	Lower	12`9" x 11`4"
2pc Bathroom	Main	
3pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	13`9" x 6`5"
Bedroom - Primary	Upper	13`8" x 9`8"
Bedroom	Upper	9`7" x 8`4"
Laundry	Main	
4pc Bathroom	Upper	

Condo Fee:
\$251

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2010151**

Remarks

Pub Rmks: **Welcome to this exceptional townhome in Sage Hill, where luxury meets convenience at every turn. As you step through the front door, a large, inviting foyer leads to a lower-level bonus room, bathed in natural light from expansive windows that create an open, welcoming atmosphere. From here, ascend to the heart of the home: the stunning upgraded kitchen, a true chef's delight with crown-molded cabinetry, sleek quartz countertops, and a generous island that serves as both a gathering point and functional workspace. High-end stainless steel appliances, including an upgraded gas stove, enhance the space, while a pantry provides ample storage. This kitchen connects seamlessly to a balcony for indoor-outdoor cooking and entertaining, alongside a formal dining area that flows effortlessly into the main living room. The living room, perfectly situated adjacent to the kitchen, is a bright and airy sanctuary with large windows and access to a second balcony on the main level, allowing sunlight to pour in and creating a sense of calm and luxury. Completing the main level is a thoughtfully designed powder room and a separate laundry room. Here, built-in speakers, an Ecobee thermostat, and other high-end upgrades add to the home's appeal and functionality. Upstairs, the primary bedroom awaits, a true retreat featuring a spacious walk-in closet and an immaculate ensuite bathroom, offering a serene escape within the home. The upper level also includes two additional well-sized bedrooms and a four-piece bathroom, catering to family and guests alike. For added convenience, the oversized double garage provides direct access to the lower level, creating a functional and efficient entryway. This extensively upgraded townhome also features premium Whirlpool appliances, a smart doorbell, air conditioning, central vacuum, and integrated built-in speakers, reflecting the thoughtful design and care invested in this home. Located in the family-friendly and desirable community of Sage Hill, this townhome is the epitome of modern living with a warm, luxurious touch, ready to welcome you home.**

Inclusions: **EcoBee Smart Thermostat, wooden shelving in garage, resin shelving in large lower level closet, TV mount in upstairs bedroom**
 Property Listed By: **RE/MAX First**

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







