



THE A-TEAM

RE/MAX FIRST

1023 SAGE HILL Grove, Calgary T3R 2A2

MLS#: A2179954 Area: Sage Hill Listing: 11/18/24 List Price: \$529,000
Status: Active County: Calgary Change: -\$10k, 27-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2023
Finished Floor Area: 1,613
Lot Information: Lot Sz Ar: 1,370 sqft, Lot Shape:
Access: Backs on to Park/Green Space, Driveway, Single Garage Attached

DOM

33
Layout
Beds: 3 (3)
Baths: 3.5 (3 1)
Style: 3 Storey

Parking

Ttl Park: 2
Garage Sz: 1

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Lighting
Construction: Stone, Vinyl Siding, Wood Frame
Flooring: Carpet, Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 4pc Ensuite bath, Foyer, Dining Room, Living Room, 3pc Ensuite bath, Bedroom - Primary, Bedroom, 2pc Bathroom, Kitchen, 3pc Ensuite bath, Bedroom with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:
\$253

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2 d100

Legal Desc: **1710143**

Remarks

Pub Rmks: **# 3Bed 3.5Bath# Backing to green Space# Front Car Garage# Low Condo fees# DONT.MISS.OUT!! EVER LACK OF WASHROOMS IN A HOME?! WELL, THIS AMAZING 3 BED AND 3.5 BATH WOULD DEFIANTLY HELP WITH THAT PROBLEM! AS WELL AS Why build?! when you can avoid the guessing games, and instead buy this Amazing Townhome in one of Calgary's most desired North neighborhoods? The "MONARCH" model by Trico Homes comes complete with a main floor Bedroom with full washroom, perfect for studying or working from home with AMAZING WIDE ANGLE GREEN SPACE VIEW, and a wide-open kitchen equipped with stainless-steel appliances! Upstairs you will find NOT ONE!!!! BUT TWO MASTER bedrooms boasting TWO walk-in closets to choose from, and your own private 4-piece ensuite and 3-piece ensuite bathrooms each both nicely sized bedrooms and UP STAIRS LAUNDRY (SAVE YOU SO MUCH WALKING) make up your upper floor. The location can't be beat, with easy access to major arteries like Stoney and Shaganappi Trails, tones of nearby amenities with more commercial development soon, and so much grocery stores and big stores just minutes away at T&T Supermarket, Walmart and Costco. Do Not Miss Out! Book your private showing today.**

Inclusions:
Property Listed By: **N/A
Greater Calgary Real Estate**

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









