



THE
A-TEAM

**RE/MAX
FIRST**

1023 SAGE HILL Grove, Calgary T3R 2A2

MLS®#: **A2179954**

Area: **Sage Hill**

Listing Date: **11/18/24**

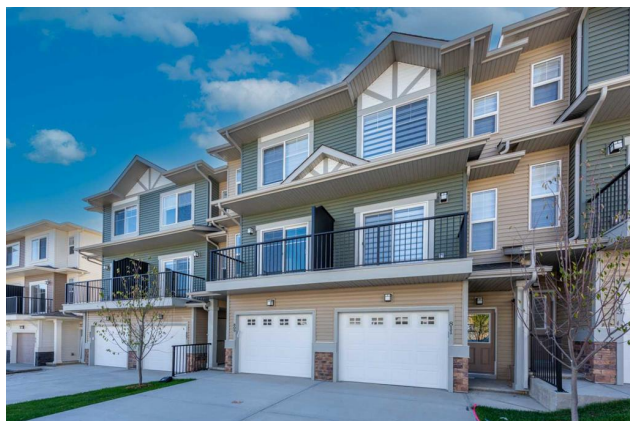
List Price: **\$527,000**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 04-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Finished Floor Area
Abv Sqft: **1,613**
Low Sqft:
Ttl Sqft: **1,613**

Lot Information

Lot Sz Ar: **1,370 sqft**
Lot Shape:

DOM

65
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Driveway,Single Garage Attached**

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

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	8`5" x 5`4"	Bedroom	Main	12`9" x 8`8"
Foyer	Main	14`1" x 3`3"	2pc Bathroom	Upper	5`1" x 5`1"
Dining Room	Upper	9`7" x 10`1"	Kitchen	Upper	16`3" x 10`8"
Living Room	Upper	13`7" x 14`4"	3pc Ensuite bath	Second	8`3" x 7`2"
3pc Ensuite bath	Second	7`3" x 7`2"	Bedroom	Second	11`6" x 10`9"
Bedroom - Primary	Second	19`0" x 10`0"			

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



