



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**309 SAGE HILL Rise #309, Calgary T3R 1C3**

MLS®#: **A2182203** Area: **Sage Hill** Listing Date: **12/06/24** List Price: **\$549,900**  
 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: **1,661 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,610**  
 Low Sqft:  
 Ttl Sqft: **1,610**

DOM

**78**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **Landscaped,Low Maintenance Landscape,See Remarks**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Flat**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Other,Private Entrance**

Construction: **Brick,Concrete,Stucco**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s)**  
 Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Furnace/Utility Room	Main	44`3" x 11`6"	Bedroom	Main	41`4" x 26`7"
4pc Ensuite bath	Main	23`11" x 13`6"	Dining Room	Second	53`10" x 35`9"
Dining Room	Second	44`11" x 37`9"	Kitchen	Second	46`7" x 43`0"
Den	Third	31`2" x 24`3"	Laundry	Third	12`10" x 10`6"
Bedroom - Primary	Third	36`5" x 30`10"	Bedroom	Third	37`9" x 35`1"
2pc Bathroom	Second	13`6" x 15`5"	3pc Ensuite bath	Third	23`4" x 23`11"
4pc Ensuite bath	Third	25`3" x 14`9"	Walk-In Closet	Third	17`5" x 10`2"

Walk-In Closet

Third

28`3" x 10`6"

Legal/Tax/Financial

Condo Fee:  
**\$199**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2M**

Legal Desc: **2411227**

Remarks

Pub Rmks: **MASSIVE BUILDER BONUS- accepted offers prior to end of February will receive a \$20,000.00 credit from builder at closing. Welcome to a community where modern living meets timeless design—your opportunity to own an affordable yet luxurious townhome in the heart of Sage Hill. Thoughtfully designed with quality craftsmanship and high-end finishes, this vibrant new complex invites you to experience homeownership at its finest. Picture yourself in this beautiful townhome, where every detail has been carefully considered. From the striking stucco and stone exteriors to the expansive black-clad windows, the aesthetic is as sophisticated as it is inviting. Step inside, and you'll find 9-foot ceilings on every level, flooding the space with natural light and creating an open, airy feel. On the ground floor, a cleverly placed utility room and a single-car garage with a separate entrance maximize functionality and flexibility for modern living. The main floor is where life happens—an open-concept living and dining area flows seamlessly into a chef's kitchen with a walk-in pantry and a stylish half bath. Upstairs, discover two spacious bedrooms, each with its own ensuite. The primary suite is a retreat, complete with double sinks and a custom standing shower. This home is more than just beautiful; it's built for comfort and style. Upgrades include pot lights, sleek black hardware, comfort-height vanities, and 3.5 baths. Set on a sprawling 16-acre site, this community offers convenience at your doorstep. With 100,000 square feet of commercial plaza space, a 24,000-square-foot medical center, and easy access to Walmart and other shopping, everything you need is within walking distance. This is your chance to own a thoughtfully designed, fully upgraded home in a dynamic community. The perfect blend of style, convenience, and affordability is waiting for you. Phase 2 offers 28 townhomes currently available, featuring multiple units with different floor plans. Call for more information on the closing bonus from the builder and options available. \*\*\* Photos are from show home and actual units may differ slightly.**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

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









