



THE
A-TEAM

**RE/MAX
FIRST**

85 SAGE HILL Heights #303, Calgary T3R 1J1

MLS® #: **A2182306**

Area: **Sage Hill**

Listing Date: **12/07/24**

List Price: **\$609,900**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 29-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,412**

Low Sqft:

Ttl Sqft: **1,412**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

56

Layout

Beds: **4 (3 1)**

Baths: **2.0 (2 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Environmental Reserve
Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **ENERGY STAR Qualified Equipment, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner, Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave**
Int Feat: **Breakfast Bar, Built-in Features, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Second	11`5" x 14`4"
Kitchen With Eating Area	Second	9`1" x 4`7"
Bedroom - Primary	Third	11`5" x 12`5"
Bedroom	Third	9`4" x 9`11"
Bedroom	Basement	10`9" x 8`5"

Room	Level	Dimensions
4pc Bathroom	Third	0`0" x 0`0"
Dining Room	Second	10`0" x 11`2"
Bedroom	Third	9`5" x 10`0"
4pc Ensuite bath	Third	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$265

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MC-2

Legal Desc: **20232024**

Remarks

Pub Rmks: **Logel Homes, Calgary's Multi-Family Builder of the Year for the past four years, presents their latest development in Sage Hill, featuring a double car garage and 4 bedrooms in a generous total of 1,647 square feet(builder size). This southeast-facing end unit overlooks an environmental reserve, providing breathtaking views. The layout includes 2.5 bathrooms and is designed with high-quality finishes such as full-height cabinets, quartz countertops, and complemented by beautiful upgraded lighting fixtures. Enjoy the comfort of central air conditioning, stainless steel appliances, abundant natural light from the oversized windows and 9-foot ceilings on the main level. Outdoor living is enhanced with a front patio and a covered rear deck. Ready for possession, this exceptional home comes with no HOA fees. Acknowledged as Calgary's most award-winning multi-family builder, Logel Homes is built on a legacy of innovation, quality, and a passion for exceptional customer experience. Across 5000+ homes, 75+ buildings, and 25 years, Logel Homes's passion for homebuilding has resulted in the team being named the 4x consecutive Large Volume Multi-Family Builder of the Year, 9x Best Customer Experience & 2023's Builder of Choice, a 5-Star Google Rating (230+ reviews), and Canada's Best Managed Platinum winner, Logel Homes is setting the standard for multi-family living.**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Central)**

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







