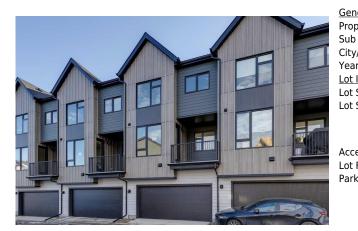


85 SAGE HILL Heights #309, Calgary T3R 1J1

MLS®#:	A2182732	Area:	Sage Hill	Listing Date:	12/07/24	List Price: \$614,900
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



neral Information				DOM	
ор Туре:	Residential			46	
b Type:	Row/Townhouse			<u>Layout</u>	
y/Town:	Calgary	Finished Floor Are	<u>ea</u>	Beds:	4 (3 1)
ar Built:	2024	Abv Sqft:	1,412	Baths:	2.0 (2 0)
<u>Information</u>		Low Sqft:		Style:	2 Storey
Sz Ar:		Ttl Sqft:	1,412		
Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	2
cess:				· · · · · · · · · · · · · · · · · · ·	
Feat:	Environmental Res	serve			
rk Feat:	Double Garage At	tached			

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,Viny Water Source: Fnd/Bsmt:	Wood Frame Flooring: Carpet,Ceramic Tile,Vinyl Plank Water Source:						
				Poured Concrete						
Kitchen Appl:		Central Air Conditioner,Electric Range,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Oualified Washer,Garage Control(s),Microwave								
Int Feat: Utilities:		Breakfast Bar,Built-	Breakfast Bar,Built-in Features,Quartz Counters							
				Room Information						
<u>Room</u> Living Room		Level Second	Dimensions 11`5" x 14`4"	Room 4pc Bathroom	Level Third	<u>Dimensions</u> 0`0" x 0`0"				
Kitchen With Eating Area Bedroom - Primary		Second Third	9`1" x 4`7" 11`5" x 12`5"	Dining Room Bedroom	Second Third	10`0" x 11`2" 9`5" x 10`0"				
Bedroom Bedroom		Third Basement	9`4" x 9`11" 10`9" x 8`5"	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	Rema	ırks	
Pub Rmks: Inclusions: Property Listed By:	bedrooms in a generous total of The layout includes 2.5 bathroo upgraded lighting fixtures. Enj and 9-foot ceilings on the main no HOA fees. Acknowledged as exceptional customer experien the 4x consecutive Large Volur	of 1,647 square feet(builder size). Thi oms and is designed with high-qualit joy the comfort of central air conditio n level. Outdoor living is enhanced wi s Calgary's most award-winning multi nce. Across 5000+ homes, 75+ buildin	is southeast-facing residence y finishes such as full-height ning, stainless steel appliance ith a front patio and a covered i-family builder, Logel Homes ngs, and 25 years, Logel Home 9x Best Customer Experience	atest development in Sage Hill, featuring a double car garage and 4 e overlooks an environmental reserve, providing breathtaking views. cabinets, quartz countertops, and complemented by beautiful ces, and an abundance of natural light from the oversized windows d rear deck. Ready for possession, this exceptional home comes with is built on a legacy of innovation, quality, and a passion for res's passion for homebuilding has resulted in the team being named & 2023's Builder of Choice, a 5-Star Google Rating (230+ reviews), ily living.

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



