



THE
A-TEAM

**RE/MAX
FIRST**

330 SAGE HILL Circle, Calgary T3R 1V2

MLS®#: **A2183566**

Area: **Sage Hill**

Listing Date: **12/15/24**

List Price: **\$499,900**

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: **00**
Lot Shape: **00**

Finished Floor Area

Abv Sqft: **1,308**
Low Sqft:
Ttl Sqft: **1,308**

DOM

6

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Other

Double Garage Attached,Front Drive,Tandem

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Mixed,Stucco**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	38`3" x 35`3"	2pc Bathroom	Main	9`10" x 22`2"
Pantry	Main	9`10" x 9`3"	Kitchen	Main	370`2" x 47`7"
Living Room	Main	49`9" x 39`11"	Bedroom	Second	31`2" x 29`6"
Bedroom	Second	37`2" x 32`10"	4pc Bathroom	Second	16`2" x 26`0"
Laundry	Second	9`10" x 9`10"	Balcony	Second	24`1" x 10`5"
3pc Ensuite bath	Second	31`2" x 16`2"	Bedroom - Primary	Second	47`4" x 32`10"
Storage	Basement	9`10" x 24`1"	Entrance	Basement	12`10" x 27`8"

Condo Fee:
\$260

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d100

Legal Desc: **1712452**

Remarks

Pub Rmks: **Price reduced 1537 sq ft floor plan comes with a 3-bedroom end-unit townhome in Sage Hill that offers an attached 2-car garage, full driveway, and over 1,300 sq. ft. of modern living space. The main floor is distinguished by a bright, open-concept layout with 9' ceilings that enhance its inviting atmosphere. It includes a spacious living room, a contemporary kitchen with upgraded stainless steel appliances a large island, and a dining area that opens to a private patio equipped for BBQs. Upstairs are three well-sized bedrooms, two full bathrooms, and a laundry area, while the master suite boasts a private balcony and ensuite with double sinks. The home's maintenance-free exterior, constructed from high-quality materials like acrylic stucco and steel siding, ensures durability and reduced upkeep. Located in a community that blends urban convenience with natural beauty, Sage Hill provides access to shopping, dining, parks, and quality schools and the potential for property value appreciation as the area continues to develop. With functional and stylish upgrades inside and out, this townhome is an exceptional opportunity for modern living, book your viewing today, it will not stay a long time.**

Inclusions:
Property Listed By: **na**
RE/MAX House of Real Estate

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













