



THE
A-TEAM

**RE/MAX
FIRST**

85 SAGE HILL HEIGHTS #216, Calgary T3R 2E5

MLS®#: **A2183775**

Area: **Sage Hill**

Listing Date: **12/20/24**

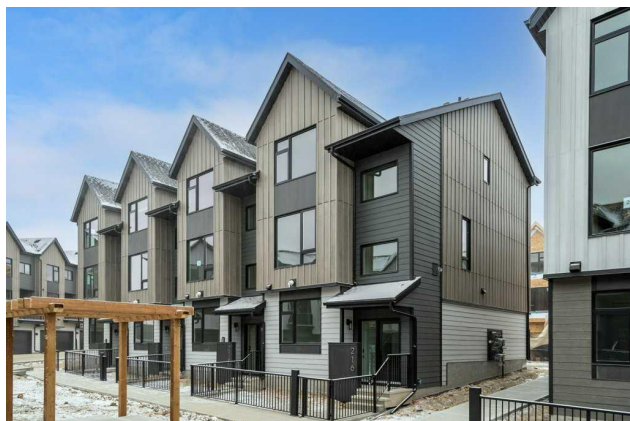
List Price: **\$595,000**

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: **1,594 sqft**
Lot Shape: **Lot size pulled from/calculated by site plans.**

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

DOM

1
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Closet Organizers,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Lower	11`7" x 8`11"
2pc Bathroom	Second	5`5" x 5`4"
Kitchen	Second	13`3" x 17`2"
4pc Bathroom	Third	5`1" x 8`4"
Bedroom	Third	9`5" x 9`6"
Bedroom - Primary	Third	11`7" x 12`10"

Room	Level	Dimensions
Furnace/Utility Room	Lower	7`3" x 3`2"
Dining Room	Second	9`11" x 11`3"
Living Room	Second	11`3" x 11`9"
4pc Ensuite bath	Third	4`11" x 10`2"
Bedroom	Third	9`5" x 12`3"

Legal/Tax/Financial

Condo Fee:
\$252

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2410656**

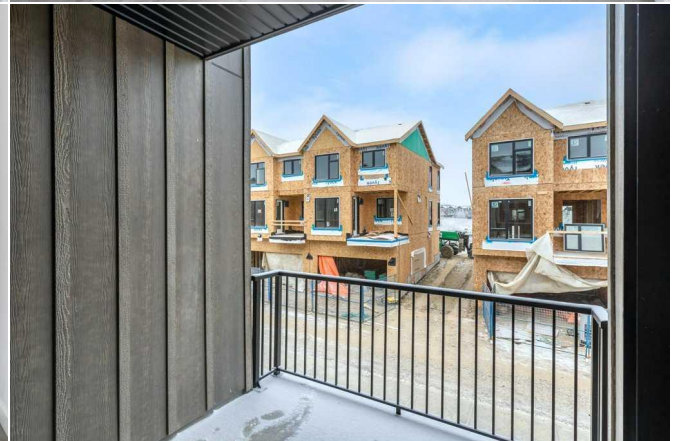
Remarks

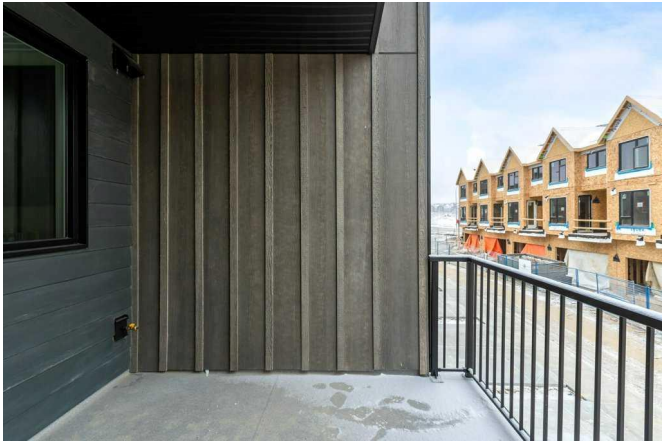
Pub Rmks: **Discover incredible value in this brand new, never-lived-in 4 bedroom, 2.5 bathroom townhouse in the sought after community of Sage Hill. Perfectly positioned as an end unit fronting onto future green space, this home offers enhanced privacy with only one shared wall. Meticulously designed with \$17,000 in tasteful upgrades, this modern home features quartz countertops, full height cabinetry, upgraded stainless steel appliances, and durable LVP flooring throughout. The bright and versatile lower level bedroom is ideal as a home office, guest room, or creative space. The main level open concept design is perfect for entertaining, with a seamless flow from the stylish kitchen to the dining and living areas. Upstairs, the primary suite impresses with a spacious walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms, a full bathroom, and the convenience of upstairs laundry complete the upper level. The double attached garage is one of the few in the complex with a full size driveway, providing ample storage and parking, while the unit's location offers unparalleled convenience with supermarkets, shopping, and amenities just minutes away. Move in ready, thoughtfully upgraded, and set in an unbeatable location — this is the perfect home for families, professionals, or anyone seeking quality and style. Don't miss your chance to call it yours!**

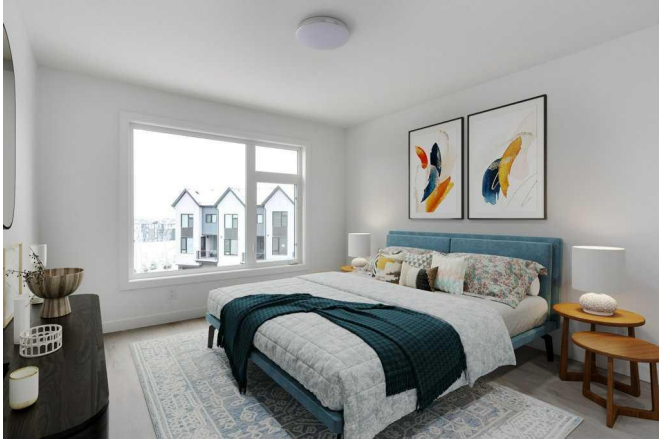
Inclusions: **None**
Property Listed By: **CIR Realty**

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













216-85 Sage Hill Hts, Calgary, AB

1st Floor Exterior Area 308.83 sq ft
 Excluded Area 402.83 sq ft



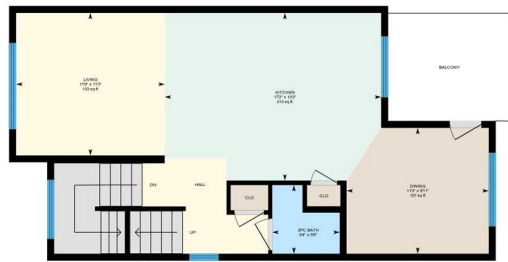
PREPARED: 2024/12/19



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

216-85 Sage Hill Hts, Calgary, AB

2nd Floor Exterior Area 873.35 sq ft



PREPARED: 2024/12/19



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

216-85 Sage Hill Hts, Calgary, AB

3rd Floor Exterior Area 736.13 sq ft



PREPARED: 2024/12/19



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.