



THE
A-TEAM

**RE/MAX
FIRST**

510 SAGE MEADOWS Gardens, Calgary T3P 1K3

MLS®#: **A2185318**

Area: **Sage Hill**

Listing Date: **01/03/25**

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: **2019**

Lot Information

Lot Sz Ar: **914 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,303**
Low Sqft:
Ttl Sqft: **1,303**

DOM

18
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Front Yard,Low Maintenance Landscape,Street Lighting,Yard Lights,Rectangular Lot**
Park Feat: **Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Private Entrance,Private Yard**

Construction: **Brick,Cement Fiber Board,Metal Siding ,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room Combination	Main	19`2" x 14`4"	Kitchen	Main	14`4" x 9`7"
Foyer	Main	6`9" x 3`9"	2pc Bathroom	Main	
Bedroom - Primary	Upper	10`7" x 9`9"	Bedroom	Upper	9`11" x 9`4"
Laundry	Basement		4pc Ensuite bath	Upper	
3pc Bathroom	Upper		Bedroom	Upper	8`11" x 7`10"

Condo Fee:
\$304

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

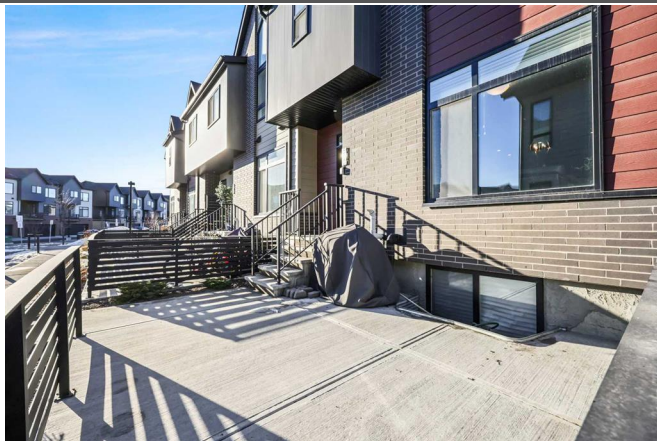
Legal Desc: **1812252**

Remarks

Pub Rmks: **Smart Investor's or buyer's choice - Why rent when you can live here? Appointments for viewing this weekend are already being booked! Take advantage of this family-approved "Sunny and Bright" home that features 3 bedrooms up, 3 bathrooms, corner unit, parking, and front yard privacy. Check out the 3D tour, hi-res photos, and floor plans. This Sage Hill condo is away from the crazy busy & nosier Sage Hill transportation corridor but still super close to all your shopping, transit, school(s), parks, pathways, dog park, soccer fields, skate park, medical and entertainment needs! Quick and Easy building access via Symons Valley Road. With 1300+ square feet of living space, this home is one of the most popular plans in the community! The main living area is very bright & open with a great-sized room with views of your private/fenced front yard - big 17' x 13' concrete patio - BBQ time! The main living areas have also been upgraded with LVP floors and quiet stair carpets. The Kitchen features upgraded richly stained maple cabinet doors, quartz countertops, subway tile full backsplash, a peninsula island with a flush eating bar, a stainless steel undermount sink & upgraded stainless steel appliances (gas cooktop stove). The main primary bedroom is also large with vaulted ceilings, a walk-in closet to your 4-piece ensuite offering dual sinks, and a large stand-up shower. The other two spare bedrooms are oversized, and both include large closets. The lower level is unspoiled with a bath roughed in, a tankless water heater, storage, washer, dryer and two big windows. The condo also comes with one parking stall and extra visitor parking stalls, street parking are close by for your guests. ... very convenient! Call your friendly REALTOR(R) to book a viewing!**

Inclusions: **Mount (for TV)**
Property Listed By: **Jayman Realty Inc.**

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





510 SAGE MEADOWS GARDENS NW
BASE LEVEL (AGL): 821.34 Sq Ft | 107.72 sq ft
UPPER LEVEL (AGL): 881.69 Sq Ft | 128.31 sq ft
TOTAL ABOVE GRADE RMS SIZE: 1703.03 Sq Ft | 131.03 sq ft







