



THE
A-TEAM

**RE/MAX
FIRST**

3727 SAGE HILL Drive #1416, Calgary T3R 1T7

MLS® #: **A2186101**

Area: **Sage Hill**

Listing Date: **01/23/25**

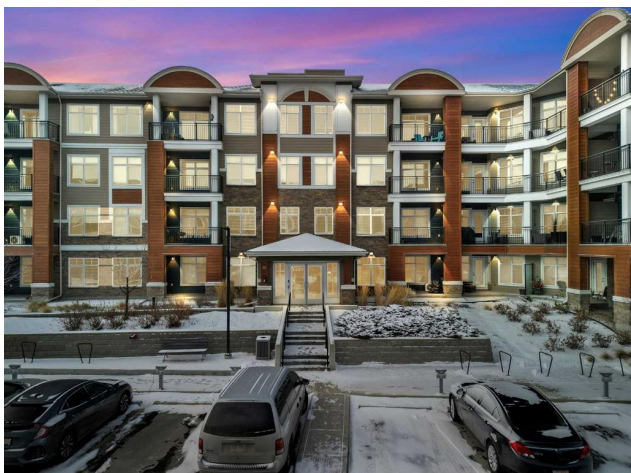
List Price: **\$379,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **822**
Low Sqft:
Ttl Sqft: **822**

DOM

13
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`7" x 13`3"	Living Room	Main	15`6" x 11`2"
Bedroom - Primary	Main	15`9" x 10`9"	Bedroom	Main	14`8" x 9`1"
Laundry	Main	6`7" x 6`11"	3pc Ensuite bath	Main	
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$473

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1712012**

Remarks

Pub Rmks: **Absolutely stunning top floor condo! Welcome to the Mark 101, a classy looking building in the vibrant NW community of Sage Hill. Impressive curb appeal puts this complex in a class of its own with the beautifully landscaped grounds and Hardie board siding. Step in and you'll be amazed with this wide open plan that seamlessly connects your living spaces, making it ideal for entertaining. The gorgeous kitchen makes a statement with elegant Dove Grey Shaker Cabinets, quartz countertops, stylish backsplash, and a spacious island open to the cozy living room. Thoughtfully designed with each of the 2 bedrooms and 2 full bathrooms on opposite sides of the space, there is plenty of privacy for family or overnight guests. This immaculately kept one owner residence shows like new and also offers a separately titled parking stall (close to elevator), in suite laundry with ample storage space, as well as a storage locker. Additional highlights include all upgraded appliances with convection oven stove, tasteful Luxury Vinyl Plank Flooring, Hunter Douglas Blinds, barbecue gas line on balcony, and so much more. Fabulous location beautifully positioned in a quiet section of the complex close to Sage Hill Crossing shopping, dining, pathway systems and numerous other essential amenities all make for a wonderful opportunity not to be missed!**

Inclusions: **All Blinds, 2Ceiling Fans**
Property Listed By: **Stonemere Real Estate Solutions**

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







