



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1005 SAGE HILL Grove, Calgary T3R 0Z8**

MLS®#: **A2186143**

Area: **Sage Hill**

Listing Date: **01/10/25**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2023**

Finished Floor Area

Abv Sqft: **1,528**  
Low Sqft:  
Ttl Sqft: **1,528**

DOM

**22**  
Layout  
Beds: **4 (3 1)**  
Baths: **4.5 (4 1)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space**  
Park Feat: **Covered,Driveway,Front Drive,Single Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl**  
Water Source:  
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,French Door,High Ceilings,Kitchen Island,No Smoking Home,Primary Downstairs,Quartz Counters,Suspended Ceiling**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	15`0" x 3`2"	Hall	Main	8`10" x 6`9"
Walk-In Closet	Main	5`2" x 3`10"	Bedroom	Main	13`1" x 8`4"
3pc Ensuite bath	Main	9`0" x 5`2"	Living Room	Second	13`11" x 12`6"
Kitchen	Second	17`3" x 10`6"	Dining Room	Second	8`11" x 8`7"
Bedroom - Primary	Third	11`10" x 11`5"	Bedroom	Third	11`8" x 10`5"
Walk-In Closet	Third	10`0" x 4`2"	Walk-In Closet	Third	5`9" x 3`5"
Hall	Third	6`10" x 3`3"	Hall	Third	7`4" x 6`8"
3pc Ensuite bath	Third	8`3" x 6`11"	3pc Bathroom	Third	6`11" x 6`10"
Hall	Basement	7`1" x 4`5"	3pc Bathroom	Basement	8`5" x 5`1"
Bedroom	Basement	13`2" x 8`6"	Walk-In Closet	Basement	5`1" x 3`9"











