



THE
A-TEAM

**RE/MAX
FIRST**

212 SAGE MEADOWS Gardens, Calgary T3P 1K3

MLS® #: **A2186505**

Area: **Sage Hill**

Listing Date: **01/09/25**

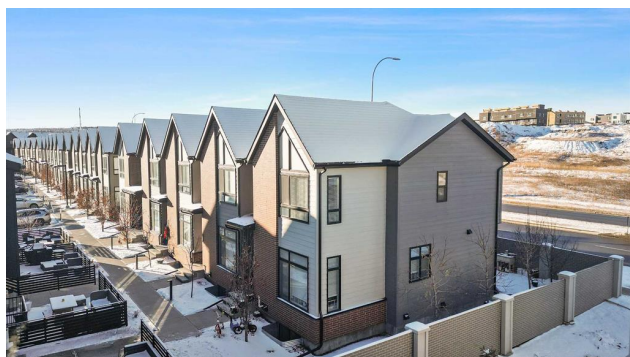
List Price: **\$500,000**

Status: **Pending**

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: **1,399 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,271**
Low Sqft:
Ttl Sqft: **1,271**

DOM

13
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Corner Lot,Conservation,Fruit Trees/Shrub(s),Front Yard,Low Maintenance Landscape,Interior Lot,Landscaped,Street Lighting,Yard Lights,Private,Rectangular Lot Plug-In,Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Courtyard,Private Entrance,Private Yard,Rain Gutters**

Construction:

Brick,Cement Fiber Board,Metal Siding ,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Tankless Water Heater

Int Feat:

Breakfast Bar,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 10`6"	Kitchen	Main	12`0" x 9`10"
Foyer	Main	5`7" x 5`4"	2pc Bathroom	Main	
Bedroom - Primary	Upper	12`5" x 9`11"	Bedroom	Upper	9`5" x 8`8"
Bedroom	Basement	8`7" x 8`5"	Laundry	Upper	
4pc Ensuite bath	Upper		4pc Bathroom	Upper	
Game Room	Basement	16`3" x 13`0"	3pc Bathroom	Basement	
Bedroom	Basement	10`11" x 9`8"	Dining Room	Main	14`5" x 6`11"
Furnace/Utility Room	Basement	11`1" x 6`0"			

Condo Fee:
\$274

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1812252**

Remarks

Pub Rmks:

Jewel of a Deal!!! *HOT PRICE UNDER \$500K* Quick March 2025 possession date. Convenient Sage Hill Location! Steps away from the parks, pathways, schools, shopping, soccer, skate park, transit, and the major expressways. An excellent fully developed URBAN STYLE HOME with many upgraded features & meticulously crafted - Truly a dream home. This family approved fully "end unit" home features 3 bedrooms up and one down, 4 bathrooms, parking and a private west facing rear yard with a patio, partially fenced for your privacy. Check out the 3D tour, hi-res photos and floors plans. With 1885+ square feet of living space this home is one of the most popular plans in the community! The main floor area is very bright & open with extra side wall windows with more views. The main living areas have also been upgraded with 9' ceilings, laminate floors and quiet carpet in the bedrooms and staircases. The Kitchen features light wood style cabinet doors, white Quartz counter tops, subway tile, central island and stainless steel under mount sink with window above & upgraded stainless steel appliances. The main primary bedroom is also large with high vaulted ceilings, a walk in closet and your own 4 piece ensuite. In-suite storage & upper laundry. The other two spare bedrooms are oversized and both include closets. The lower level is fully finished with a fourth bedroom, wet bar, recreation room, storage and a full bathroom. The condo also comes with one parking stall and extra visitor parking stalls are close by for your guests. ... very convenient! Call your friendly REALTOR(R) to book a viewing!

Inclusions:
 Property Listed By:

Rods - window coverings
Jayman Realty Inc.

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

212 SAGE MEADOWS GARDENS NW
RESIDENTIAL FINANCING LOCATION #18
 MAIN LEVEL (AG) - 613.75 Sq Ft / 57.01 m²
 UPPER LEVEL (AG) - 657.32 Sq Ft / 61.12 m²
 TOTAL ABOVE GRADE RMS SIZE - 1271.07 Sq Ft / 118.13 m²
 BASEMENT DEVELOPED AREA (BG) - 526.57 Sq Ft / 48.91 m²
 BASEMENT UNDEVELOPED AREA (BG) - 87.18 Sq Ft / 8.09 m²
 TOTAL AG/UG AREA - 1898.42 Sq Ft / 175.13 m²

