



THE
A-TEAM

**RE/MAX
FIRST**

124 SAGE HILL Grove, Calgary T3R 0Z8

MLS®#: **A2186744**

Area: **Sage Hill**

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

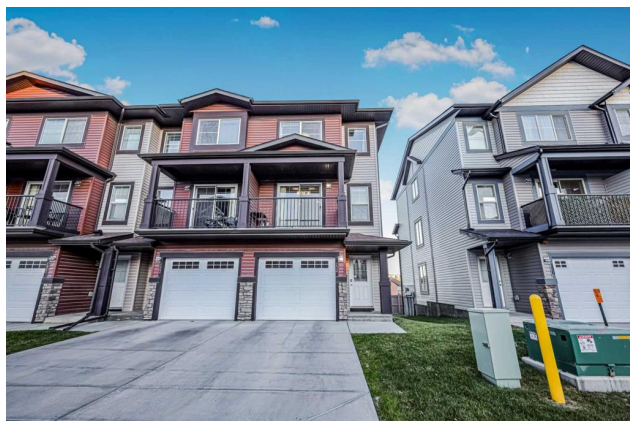
List Price: **\$485,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**
Lot Information
Lot Sz Ar: **2,008 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,407**
Low Sqft:
Ttl Sqft: **1,407**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,No Neighbours Behind,Rectangular Lot**
Park Feat: **Concrete Driveway,Garage Door Opener,Insulated,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`11" x 6`9"
Dining Room	Second	15`3" x 8`0"
4pc Ensuite bath	Third	11`4" x 5`8"
Bedroom	Third	9`10" x 11`10"
Foyer	Lower	4`5" x 21`9"
Bedroom	Basement	9`0" x 11`9"

Room	Level	Dimensions
Living Room	Main	15`3" x 12`8"
Kitchen	Second	15`3" x 10`9"
4pc Ensuite bath	Third	4`11" x 8`4"
Bedroom - Primary	Third	15`2" x 18`8"
3pc Ensuite bath	Basement	4`11" x 10`5"
Furnace/Utility Room	Basement	2`11" x 7`7"

Legal/Tax/Financial

Condo Fee:
\$281

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **1710143**

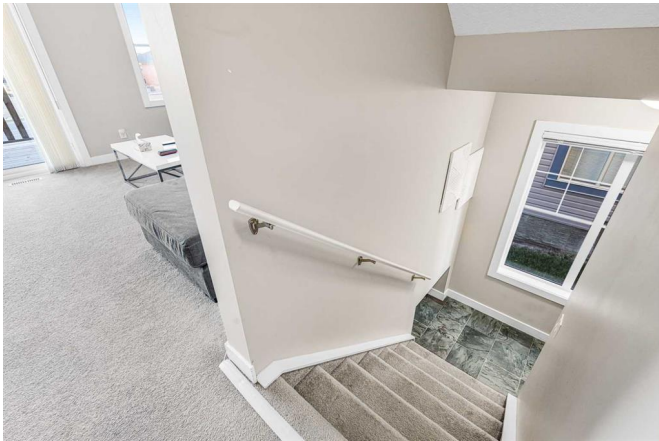
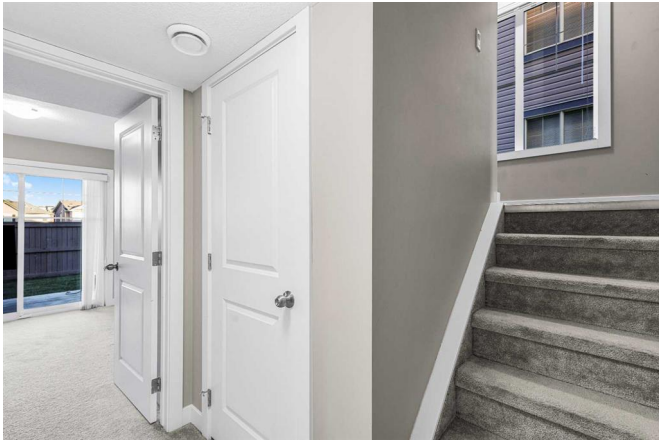
Remarks

Pub Rmks: **A fully Upgraded, end unit and very clean townhome that has the convenience of an attached garage, a concrete driveway and a walkout basement. The living room features HIGH CEILINGS with HUGE windows for lots of natural sunlight and it leads out to the huge deck. The kitchen has granite countertops, stainless steel appliances, a huge center island, a corner pantry with loads of storage space and a good-sized dining area that also leads out to the balcony (can you believe that? a view from both sides). The balcony has a gas connection for the BBQ machine. Going upstairs there are two master suites, each with its own 4-pcs ensuite bathroom. The laundry room is conveniently located on the upper floor. The third bedroom is on the walkout level and has an attached 3 pcs ensuite and a sliding door that leads out to the concrete patio. This property is located close to schools, bus stops, playground, and very close to the Sage Hill shopping center that houses Walmart, restaurants, Planet Fitness gym, & banks. Not too far is also another shopping center featuring Shoppers Drug Mart, Anytime fitness and other restaurants. Don't miss out on this opportunity to own such an amazing townhome (it won't last long).**

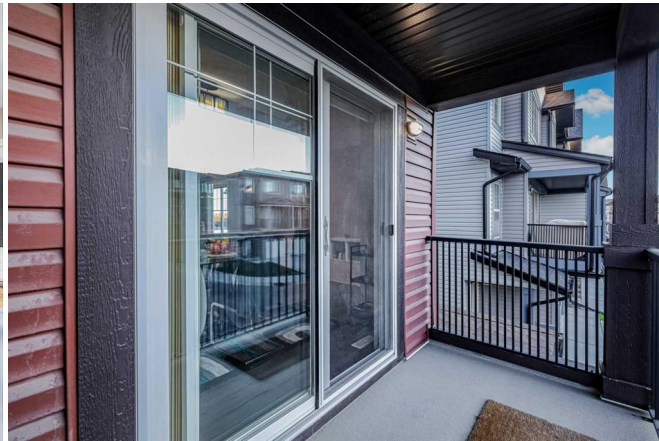
Inclusions: **cabinet at entrance**
Property Listed By: **eXp Realty**

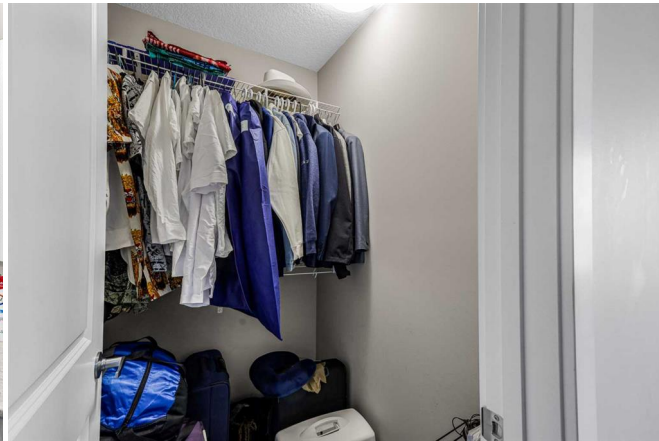
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











124 Sage Hill Grove NW, Calgary, AB

Basement (Below Grade) Exterior Area 310.47 sq ft
Interior Area 274.32 sq ft



PREPARED: 2024/10/18



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.