



THE
A-TEAM

**RE/MAX
FIRST**

250 SAGE VALLEY Road #1007, Calgary T3R0R6

MLS® #: **A2189089**

Area: **Sage Hill**

Listing Date: **01/22/25**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,158**
Low Sqft:
Ttl Sqft: **1,158**

DOM

10
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat:
Park Feat:

Corner Lot

Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Parking Pad, Single Garage Attached

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 15`3"	Kitchen With Eating Area	Main	11`4" x 12`0"
Balcony	Main	6`5" x 14`3"	2pc Bathroom	Main	5`3" x 5`11"
Bedroom - Primary	Second	13`8" x 9`11"	Walk-In Closet	Second	9`5" x 8`10"
4pc Bathroom	Second	4`11" x 8`10"	Bedroom	Second	13`8" x 9`10"
Laundry	Second	5`4" x 6`0"	Entrance	Lower	10`2" x 7`9"

Legal/Tax/Financial

Condo Fee:
\$263

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1412670**

Remarks

Pub Rmks: **Welcome to Sagestone, located in the quiet community of Sage hill that is conveniently located close to many shopping centers and amenities like parks, restaurants and daycares. This spacious 3-storey home features 9-foot ceilings on all 3 levels, creating an open and airy feel throughout. With 2 bedrooms and 1.5 bathrooms, it's ideal for those seeking a cozy yet functional space. The main floor boasts stylish luxury vinyl plank flooring, while the upper levels offer plush carpet for added comfort. The kitchen flows seamlessly into a cozy eating area and a bright living room, perfect for entertaining, with natural light streaming in from the connected balcony. Upstairs you'll find 2 bedrooms with a full bath and separate laundry room with lots of room for extra storage. The home also includes a single-car garage with an additional parking spot on the driveway. Book your viewing today!**

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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





