



THE
A-TEAM

**RE/MAX
FIRST**

151 SAGE MEADOWS View, Calgary T3P 2C4

MLS®#: **A2191262** Area: **Sage Hill** Listing Date: **01/31/25** List Price: **\$985,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2025**
 Lot Information
 Lot Sz Ar: **5,243 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,236**
 Low Sqft:
 Ttl Sqft: **1,236**

DOM
2
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Side by Side,Villa**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Backs on to Park/Green Space,Corner Lot,Landscaped,Rectangular Lot**
 Park Feat: **220 Volt Wiring,Double Garage Attached,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`7" x 14`7"	Kitchen	Main	17`0" x 9`0"
Dining Room	Main	17`0" x 13`2"	Bedroom - Primary	Main	12`5" x 12`2"
Game Room	Basement	31`5" x 12`2"	Bedroom	Basement	11`10" x 10`7"
Bedroom	Basement	11`7" x 10`6"	4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$335

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-G

Legal Desc: **1612450**

Remarks

Pub Rmks: **Welcome to this Brand New luxury duplex Villa! With 2,333 Sq Ft of living space the Villa is perfectly situated on a corner lot with a Walkout Basement and breathtaking views of the Natural Ravine and Pond, SW facing Backyard to capture the nice Sunset everyday. Featuring 9 feet high ceiling, Luxury Vinyl Plank flooring and quartz countertop finishes throughout the whole house. With a tankless water heater, and an energy-efficient dual-zone heating system, this home is designed for both comfort and efficiency. Step into the main floor, where an airy open-concept layout greets you. The spacious Dining Room offers ample space for large family gatherings and dinners. The Gourmet Kitchen is finished with quartz countertops and a gorgeous upgraded backsplash, a premium range hood fan, stainless steel appliances and features a large island with breakfast bar. The Living Room centers around an upgraded electric fireplace, creating a warm and inviting atmosphere. Step through the glass sliding doors onto the deck with a gas hookup, perfect for the barbecues while enjoying the scenic views of the Ravine. The Primary Bedroom showcases a stunning sunset view, a 4-piece ensuite featuring a double vanity and a walk-in closet completes the Primary Bedroom. The Mud Room includes a floor-to-ceiling closet and dedicated laundry space, adding both storage and convenience. A well-placed 2-piece Bathroom finishes off the main level. The fully finished Walkout Basement boasts a large Recreation Room, two well-sized Bedrooms, both with large windows that flood the space with natural light, and a 4-piece Bathroom. Enjoy the outdoors on the Deck and Patio, with landscaping and a sprinkler system scheduled for completion this summer. The attached oversized double garage offers ample storage and includes a 220V outlet for EV charging. Condo fees cover landscaping, snow removal, and grounds maintenance, ensuring a low-maintenance lifestyle. Conveniently located near shopping, walking/bike paths, and other amenities, this home perfectly blends luxury and practicality**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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











