



THE
A-TEAM

**RE/MAX
FIRST**

105 SAGE HILL CIR NW #105, Calgary T3R 1J1

MLS®#: **A2193035**

Area: **Sage Hill**

Listing Date: **02/08/25**

List Price: **\$569,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,396**

Low Sqft:

Ttl Sqft: **1,396**

DOM

14

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Private

Double Garage Attached

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Asphalt, Stucco**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Second	10`11" x 7`1"
4pc Bathroom	Second	8`4" x 5`0"
Bedroom	Second	9`9" x 11`3"
2pc Bathroom	Main	5`8" x 4`11"
Kitchen	Main	13`7" x 15`0"
Bedroom	Basement	12`10" x 11`6"

Room	Level	Dimensions
Bedroom - Primary	Second	11`0" x 12`8"
Bedroom	Second	10`11" x 9`5"
Walk-In Closet	Second	8`4" x 6`11"
Dining Room	Main	13`7" x 7`1"
Living Room	Main	13`7" x 10`0"

Legal/Tax/Financial

Condo Fee:
\$220

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M1- d100

Legal Desc: **2411943**

Remarks

Pub Rmks: **Discover contemporary living at its finest in this beautiful never lived in 3-level townhome located in the highly sought-after Sage Hill community. With 1500 sqft of thoughtfully designed living space, this home features 4 spacious bedrooms, 2.5 bathrooms and a double attached garage—with an additional storage space. The bright, open-concept main floor features large windows that bring in an abundance of natural light, creating a welcoming atmosphere throughout. The contemporary kitchen is a chef's dream, showcasing sleek stainless steel appliances, plenty of counter space, and a large island ideal for meal prep and entertaining. Just off the kitchen, you'll find a dedicated dining area perfect for family meals. The cozy living room is complemented by an elegant electric fireplace, making it the ideal place to unwind. Additionally, a two-piece powder room is conveniently located on this level. The second level features three well-sized bedrooms, including a primary suite with a spacious walk-in closet and a private 4-piece ensuite for added privacy and comfort. The other two bedrooms are generously sized, each with ample closet space. A conveniently located laundry room on the first floor adds to the convenience of this home. The ground floor/basement level offers access to your double garage and a flexible bedroom, perfect for use as an office, guest room, or flex space, with ample natural light streaming in through its windows. Step outside to one of the two balconies to enjoy fresh air and scenic views. Located just minutes from shopping and fitness centers, this home is in an unbeatable location for your everyday needs. Whether you're a first-time homebuyer or an investor looking for your next move, this townhome offers everything you need in an exceptional location. Don't miss out on the opportunity to call this stunning property home!**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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









