



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**125 SAGE HILL Circle, Calgary T3R1V2**

MLS®#: **A2196249**

Area: **Sage Hill**

Listing Date: **02/21/25**

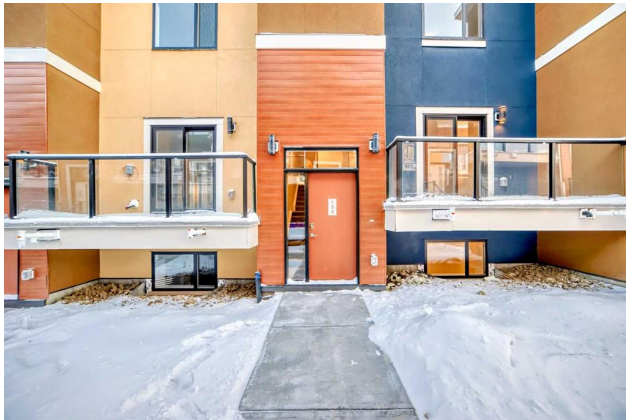
List Price: **\$544,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 06-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2024**

Finished Floor Area

Abv Sqft:

**1,378**

Low Sqft:

Ttl Sqft:

**1,378**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**60**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**3 (or more) Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Other**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked**  
Int Feat: **Kitchen Island, Pantry, Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`5" x 12`3"
2pc Bathroom	Main	5`6" x 4`9"
Balcony	Main	10`1" x 6`8"
Dining Room	Main	13`5" x 8`0"
3pc Ensuite bath	Second	10`10" x 7`0"
Laundry	Second	2`11" x 3`4"
Bedroom	Second	9`7" x 8`6"

Room	Level	Dimensions
Kitchen	Main	9`3" x 11`7"
Pantry	Main	5`8" x 4`4"
Balcony	Main	12`8" x 4`7"
Entrance	Main	6`5" x 4`0"
4pc Bathroom	Second	8`2" x 4`11"
Bedroom	Second	9`6" x 9`4"
Bedroom - Primary	Second	10`10" x 12`6"

**Walk-In Closet  
Storage**

**Second  
Basement**

**6`5" x 6`10"  
3`0" x 10`11"**

**Bedroom  
Furnace/Utility Room**  
Legal/Tax/Financial

**Basement  
Basement**

**10`2" x 7`8"  
7`1" x 3`1"**

Condo Fee:  
**\$210**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M1- d100**

Legal Desc: **1912068**

Remarks

Pub Rmks: **Welcome to this stunning brand-new townhouse loaded with upgrades! Featuring 3 spacious bedrooms upstairs, a modern kitchen and bright living room on the main floor, plus an additional bedroom in the finished basement—perfect for guests or a home office. This residence comes with premium finishes, including quartz countertops, designer tile, top-tier stainless steel appliances, a sleek range hood fan, luxury plank flooring, and contemporary fixtures. The attached double garage provides ample parking and storage. Plus, with low condo fees, Offering 1600+ sq. ft. of total living space, this modern home is designed for comfort and convenience. Proximity to Shopping and Dining: Minutes away from Walmart, Tim Hortons, and various local eateries. Outdoor Recreation: Close to parks and walking trails, perfect for outdoor enthusiasts. Easy Access to Major Routes: Conveniently located near major roadways for effortless commuting. Don't miss the opportunity to make this exceptional property your new home. Schedule your private showing today!**

Inclusions:  
Property Listed By: **NA  
Confident Realty Inc**

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

