



THE A-TEAM

RE/MAX FIRST

351 SAGE HILL Circle, Calgary T3R 1V2

MLS#: A2197937 Area: Sage Hill Listing Date: 02/27/25 List Price: \$489,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse
Sub Type: Calgary
City/Town: Calgary
Year Built: 2019

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: Back Lane, Low Maintenance Landscape
Park Feat: Double Garage Attached

Finished Floor Area

Abv Sqft: 1,660
Low Sqft:
Ttl Sqft: 1,660

DOM

1
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 3 (or more) Storey

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony, Private Entrance

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

Kitchen Appl: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Int Feat: Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Condo Fee: \$230 Title: Fee Simple Zoning: M-1
Fee Freq: Monthly

Legal Desc: 1912460

Remarks

Pub Rmks: Discover this stunning 3-bedroom, 2.5-bathroom townhome, built by Aldo Rossi in 2019, featuring three levels of thoughtfully designed living space and high-end

upgrades throughout. With 9-foot ceilings and soaring stairwell heights, this home is filled with natural light, creating a bright and airy feel. The chef's kitchen is a showstopper, complete with quartz countertops, stainless steel appliances, a massive island with seating, and a striking 6-foot Prism Wall fireplace that seamlessly connects the kitchen and dining area. Window coverings throughout the home add privacy while maintaining the home's light and open atmosphere. This home boasts two flex spaces—one upstairs, perfect for an office or yoga room, and another on the main floor with full sliding glass doors leading outside. Enjoy the outdoors from two spacious balconies, ideal for entertaining or unwinding. The primary suite features a chandelier, a walk-in closet, and an upgraded ensuite with a fully tiled shower. The attached double-car garage offers ample storage, while stucco siding provides long-lasting durability. Located just 2 minutes from Creekside Shopping Centre—home to restaurants, grocery stores, gyms, healthcare providers, and more—this property also offers quick access to Stoney Trail (3 minutes away), designated schools for all ages, scenic walking trails, and a nearby lake. Plus, enjoy the benefits of low condo fees, making this home an incredible value! Move into a home that perfectly blends style, function, and affordability—book your showing today!

Inclusions:

Property Listed By:

n/a

RE/MAX Real Estate (Central)

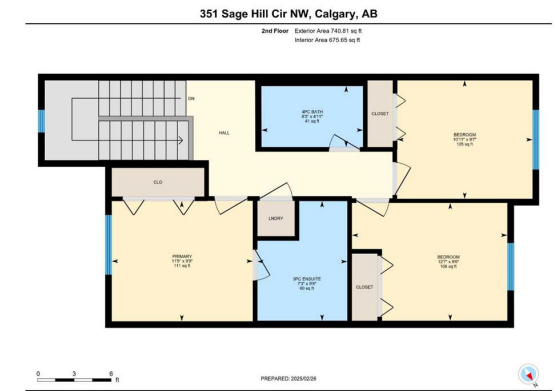
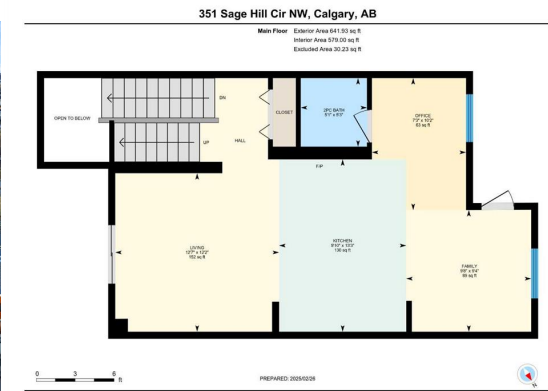
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









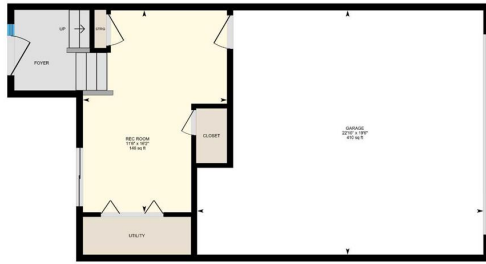


While regions are excluded from total floor area in EXUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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351 Sage Hill Cir NW, Calgary, AB

Lower Floor Exterior Area 276.19 sq ft
Interior Area 228.09 sq ft
Excluded Area 444.65 sq ft



PREPARED: 2025/02/08



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