



THE
A-TEAM

**RE/MAX
FIRST**

906 SAGE HILL Grove, Calgary T3R 2A2

MLS® #: **A2202923**

Area: **Sage Hill**

Listing Date: **03/15/25**

List Price: **\$539,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **1,057 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,403**
Low Sqft:
Ttl Sqft: **1,403**

DOM

38
Layout
Beds: **3 (3)**
Baths: **4.5 (4 1)**
Style: **3 (or more) Storey**

Parking

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

Access:

Lot Feat: **City Lot,Cul-De-Sac,Landscaped,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **220 Volt Wiring,Concrete Driveway,Garage Door Opener,Garage Faces Front,In Garage Electric Vehicle Charging Station(s),Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	12`7" x 8`5"
Living Room	Second	23`8" x 14`0"
2pc Bathroom	Second	4`11" x 4`10"
Bedroom - Primary	Third	18`11" x 10`3"
3pc Ensuite bath	Third	7`0" x 8`3"
Game Room	Basement	11`10" x 9`6"
Furnace/Utility Room	Basement	20`5" x 3`7"

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

Condo Fee:
\$247

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1710143**

Remarks

Pub Rmks:

Welcome to 906 Sage Hill Grove NW. This home sweet home is nestled in one of the most coveted family friendly and quiet locations in the Sage Hill community. 1695 sq. ft of developed space, 3 bedrooms, a recreation room, 4.5 baths. Featuring a bedroom with walk in closet & a full 4 pc ensuite on the main floor, perfect for a family with senior parents. An oversized single garage 20 x 10' with a driveway for extra parking area. EV charging for ELECTRIC CAR. Stepping up to the 2nd floor you're greeted by a open floor plan, creating an airy, bright and spacious atmosphere with the 9 feet ceiling. A 2pc bath, a large living room with big windows invites you to unwind and to entertain, low maintenance balcony with railings off the living area with a nice view. An open & UPGRADED KITCHEN features contemporary cabinets, L-shaped corner quartz countertops with UPGRADED APPLIANCES including a gas cooktop, chimney hood fan and water dispenser fridge. Lots of cabinets offering ample counter and storage space. 3rd level, you will find the primary suite with a 3-piece ensuite & two closets. There are one other generous sized bedrooms with walk in closet and a 4 piece ensuite. This level is completed with the laundry area. Basement is DEVELOPED with a 4 piece bath, a recreation room offering endless possibilities for entertainment and relaxation. Sage Hill is a sought after established community, located within a friendly stroll to Kincora Glen Park & Sage Hill Vista Point Park, Walmart Supercentre & T & T Supermarket. it is close to coffee shops, varieties of cuisines, banks, parks, playgrounds and easy access to the public transportation. You'll find this home that's crafted not just with fine details but with the grandeur of space, making every moment at home feel like a breath of fresh air in the heart of Sage Hill.

Inclusions:
Property Listed By:

**Electric vehicle outlet with Evems
Grand Realty**

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



906 Sage Hill Grove NW, Calgary, AB

Main Floor Exterior Area 389.29 sq. ft.
Interior Area 371.82 sq. ft.
Excluded Area 227.12 sq. ft.



PREPARED: 2025/03/14

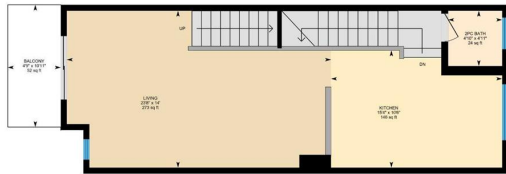
White regions are excluded from total floor area in GLIDE. Floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





906 Sage Hill Grove NW, Calgary, AB

2nd Floor Exterior Area 597.33 sq. ft.
Interior Area 535.94 sq. ft.



0 4 8 ft PREPARED: 2024/01/14
While regions are excluded from total floor area in GLIDE, floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



