

## 44 SAGE HILL Way, Calgary T3R 0H5

05/23/24 MLS®#: A2134634 Area: Sage Hill Listing List Price: **\$1,150,000** 

Status: Active County: Calgary Change: -\$45k, 10-Jun Association: Fort McMurray

Date:

**General Information** 

Prop Type: Sub Type: Detached City/Town:

Year Built: 2010 **Lot Information** 

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

5,704 sqft Ttl Sqft: 2,884

Ttl Park: 6 3 Garage Sz:

4 (3 1 )

3.5 (3 1)

2 Storey

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

33

Access:

Lot Feat: Backs on to Park/Green Space, Creek/River/Stream/Pond, Gentle Sloping, Irregular Lot, Landscaped, Private, See

2,884

Remarks, Views

Park Feat: **Triple Garage Attached** 

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Fireplace(s), Forced Air, Natural Gas Stone, Stucco

Sewer: Flooring:

Ext Feat: Balcony, Other, Private Entrance, Private Yard Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Induction Cooktop, Instant Hot Water, Microwave, Range

Hood, Refrigerator, Washer/Dryer, Window Coverings

Int Feat: Bar, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks, Smart Home, Storage, Vaulted Ceiling(s), Vinyl

Windows, Walk-In Closet(s), Wired for Sound

Utilities:

Heating:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	18`4" x 9`6"	Dining Room	Main	15`5" x 11`7"
Living Room	Main	23`8" x 15`3"	Family Room	Basement	16`3" x 13`8"
Foyer	Main	6`5" x 6`7"	Bonus Room	Upper	15`11" x 13`3"
Den	Main	10`5" x 9`0"	Laundry	Main	9`0" x 6`5"
Mud Room	Main	11`3" x 5`7"	Media Room	Basement	15`4" x 13`5"

**Kitchenette Basement** 11`3" x 6`7" **Bedroom - Primary** Upper 15`5" x 14`2" **Bedroom** 16`4" x 11`11" Upper 11`4" x 10`11" Upper **Bedroom Bedroom** Basement 13`0" x 12`6" 2pc Bathroom Main 7`8" x 5`6" **Basement** 8`6" x 4`11" **4pc Bathroom** 9`8" x 6`7" 4pc Bathroom Upper 5pc Ensuite bath Upper 13`6" x 13`1"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1

Legal Desc: **0910314** 

Remarks

Pub Rmks:

Stunning estate home backing onto the ravine is sure to please. This unique layout you are sure to fall in love with offers a huge granite kitchen island, convection stovetop, built in wall oven and microwave, and a gorgeous walk in pantry with built in wine rack. The living room and dinning room offer a huge vaulted ceilings with stunning wood beams, Brazilian hardwood, full height stone fireplace, and access to the huge full length deck with picturesque views and BBQ line. Upstairs includes a bonus room with wood mantle gas fireplace, a stunning primary bedroom with vaulted ceiling and ensuite complete with steam shower. The 2nd and 3ed bedrooms are above average size. Walkout basement includes a 4th bedroom, full bathroom, beautiful wet bar perfect for entertaining as well as a theatre room. The concrete patio includes motorized screens perfect for privacy and keeping insects out. other upgrades include heated floors in all washrooms, whole home audio system, instant hot water dispenser, heated garage, central A/C smart switch for exterior lights, stovetop is roughed in for gas as well. Shows very well inside

Inclusions: Ceiling speakers, theater chairs and projector, water softener, security cameras, garage heater

Property Listed By: RE/MAX House of Real Estate

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