



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**83 SAGE BLUFF View, Calgary T3R 0X5**

MLS®#: **A2135137**

Area: **Sage Hill**

Listing Date: **06/05/24**

List Price: **\$839,000**

Status: **Active**

County: **Calgary**

Change: **+\$2k, 26-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**

Finished Floor Area

Abv Sqft: **2,073**

Low Sqft:

Ttl Sqft: **2,073**

Lot Information

Lot Sz Ar: **3,013 sqft**

Lot Shape:

DOM

**25**

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Built-in Features,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`4" x 11`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 13`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`5" x 19`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`7" x 4`9"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>12`0" x 12`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`7" x 12`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 12`3"</b>
<b>Family Room</b>	<b>Second</b>	<b>16`5" x 16`7"</b>	<b>Laundry</b>	<b>Second</b>	<b>6`7" x 6`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 16`9"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`10" x 5`0"</b>

**Bedroom**  
**Game Room**  
**Furnace/Utility Room**

**Basement**  
**Basement**  
**Basement**

**10`0" x 12`0"**  
**18`1" x 13`10"**  
**7`10" x 7`7"**

**Kitchen**  
**Furnace/Utility Room**

**Basement**  
**Basement**

**15`0" x 10`10"**  
**6`2" x 4`5"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1412936**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Nestled in the picturesque community of Sage Hill, 83 Sage Bluff View NW exemplifies modern elegance and refined living. This immaculate property, featuring a fully finished basement with a separate entrance, offers a rare opportunity to experience comfort and style in one of Calgary's most sought-after neighbourhoods. With meticulous craftsmanship and attention to detail, this residence includes 4 bedrooms and 3.5 bathrooms within its luxurious living space. From the moment you step inside, you are greeted by high ceilings, hardwood floors, and abundant natural light, creating an inviting atmosphere. The gourmet kitchen, equipped with premium appliances, granite countertops, and ample storage, is a culinary enthusiast's dream. The open-concept layout seamlessly connects the kitchen to the spacious living and dining areas, perfect for both gatherings and quiet family moments. The expansive master suite includes a luxurious ensuite bathroom and walk-in closet, providing a private oasis for relaxation. Additional highlights of this exceptional property include a landscaped backyard, ideal for enjoying warm summer evenings. Conveniently located near amenities such as Walmart, restaurants, parks, and schools, this home is just a one-minute walk from the school bus stop. Don't miss your chance to call this stunning property home.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX iRealty Innovations**

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











