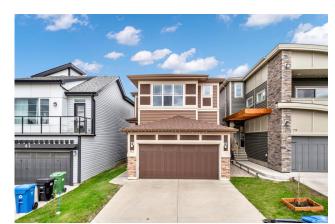


83 SAGE BLUFF View, Calgary T3R 0X5

List Price: \$839,000 MLS®#: A2135137 Area: Sage Hill Listing 06/05/24

Status: Active Calgary Association: Fort McMurray County: Change: +\$2k, 26-Jun

Date:



General Information

Prop Type: Sub Type: City/Town:

Year Built: 2015 Lot Information

Lot Sz Ar: Lot Shape:

Residential Detached Calgary

> Abv Saft: Low Sqft:

3,013 sqft

2,073

Ttl Sqft: 2,073

Finished Floor Area

<u>Parking</u> Ttl Park:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

25

4 2 Garage Sz:

4 (3 1)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Park Feat: Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot 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

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

 Bedroom
 Basement
 10`0" x 12`0"

 Game Room
 Basement
 18`1" x 13`10"

 Furnace/Utility Room
 Basement
 7`10" x 7`7"

Zoning:

R-1N

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**

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: N

Property Listed By: RE/MAX iRealty Innovations

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



