



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 SAGE VALLEY Close, Calgary T3R 0E3**

MLS®#: **A2140094**

Area: **Sage Hill**

Listing Date: **06/13/24**

List Price: **\$714,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2010**  
Lot Information  
Lot Sz Ar: **3,552 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,780**  
Low Sqft:  
Ttl Sqft: **1,780**

DOM

**17**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Irregular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Hardwood,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Wired for Data**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`7" x 11`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`1" x 10`0"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`9" x 9`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>18`6" x 11`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 9`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`2" x 8`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`9" x 5`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`9" x 9`4"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>15`11" x 13`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`3" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`11" x 11`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 9`9"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`8" x 8`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`11" x 3`6"</b>

**3pc Bathroom**

**Basement**

**8`11" x 4`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0812219**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **Welcome to this enchanting family home, lovingly cared for since 2010 by a young family. With your creativity and some touch-ups, this gem will shine anew, offering a perfect blend of comfort, style, and functionality. Step inside to a spacious open-concept main level, where the living room, kitchen, and dining area seamlessly blend. The kitchen is a culinary enthusiast's dream, featuring gleaming stainless steel appliances, elegant granite countertops, and rich espresso-colored cabinets that extend to the ceiling, providing ample storage space. A generous kitchen island comfortably accommodates three bar stools, ideal for casual dining or entertaining guests. Ascend to the upper level, where you'll find a bright and expansive bonus room, perfect for cozy family movie nights. The master bedroom, facing east, bathes in the gentle morning light, creating a serene start to your day. The master ensuite offers a luxurious retreat with a jetted tub, a separate shower, a toilet, and a sink with a long countertop, ensuring ample space for morning routines. Two additional bedrooms and a four-piece bathroom complete this level, providing comfortable accommodations for the entire family. The fully developed basement offers versatile living spaces, including a large recreation or home office area, a spacious bedroom, and a modern three-piece bathroom, making it ideal for guests or a growing family. The furnace room includes plenty of additional storage and features a conduit to the attic for solar panel installation. This house is wired for network connectivity for high speed connections for your devices. The exterior of this home exudes charm and curb appeal with its exposed aggregate concrete driveway and steps. In the rear, a wooden deck invites you to relax and enjoy outdoor living, while the large, fenced yard provides privacy and a secure playground for children. Embrace the opportunity to make this house your home, where cherished memories await. Schedule a viewing today and experience the perfect blend of comfort and elegance in this remarkable family abode.**

Inclusions: **none**  
Property Listed By: **Greater Calgary Real Estate**

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









