



THE
A-TEAM

**RE/MAX
FIRST**

63 SAGE HILL Heights, Calgary T3R2A5

MLS®#: **A2140663** Area: **Sage Hill** Listing Date: **06/12/24** List Price: **\$915,700**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **8,126 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,220**
 Low Sqft:
 Ttl Sqft: **2,220**

DOM

108
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Microwave, Range, Refrigerator**
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	14`0" x 15`0"	Dining Room	Main	13`6" x 11`0"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	14`0" x 13`0"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	9`4" x 12`4"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	9`4" x 11`4"
Bonus Room	Upper	14`6" x 14`1"	Other	Main	10`0" x 7`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211167

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to the Harmony by Calbridge Homes, a stunning two-story residence designed for modern living. This exquisite 3-bedroom, 2.5-bath home features a double attached garage and a central kitchen with a flush island and upgraded appliance package, perfect for culinary enthusiasts. The grand open-to-above great room boasts a ceiling-height gas fireplace, creating a warm and inviting focal point. A versatile lifestyle room on the main level adds extra functionality, while the upper level hosts a spacious bonus room, a convenient laundry room, and three bedrooms. The luxurious primary bedroom is complete with a walk-in closet and a lavish 5-piece ensuite, providing a serene retreat for homeowners. This home sits on south facing ravine site and has a 125' long backyard. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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