



THE
A-TEAM

**RE/MAX
FIRST**

206 SAGE BLUFF Rise, Calgary T3R 1W3

MLS®#: **A2150500** Area: **Sage Hill** Listing Date: **07/18/24** List Price: **\$899,800**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 31-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **4,596 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,320**
 Low Sqft:
 Ttl Sqft: **2,320**

DOM

60
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,Corner Lot,Lawn,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`1" x 16`10"	Dining Room	Main	10`0" x 13`8"
Kitchen	Main	12`10" x 16`7"	Den	Main	10`3" x 11`2"
Mud Room	Main	7`2" x 6`8"	Foyer	Main	5`4" x 11`0"
Bonus Room	Upper	14`4" x 17`2"	Laundry	Upper	8`4" x 7`1"
Game Room	Basement	13`8" x 27`10"	Furnace/Utility Room	Basement	8`10" x 20`3"
Bedroom - Primary	Upper	13`0" x 13`0"	Walk-In Closet	Upper	8`5" x 8`9"

Bedroom
Bedroom
5pc Ensuite bath
4pc Bathroom

Upper
Basement
Upper
Basement

13`0" x 17`6"
8`10" x 13`5"
0`0" x 0`0"
0`0" x 0`0"

Bedroom
2pc Bathroom
4pc Bathroom

Upper
Main
Upper

10`7" x 15`6"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1812498

Zoning:
R-G

Remarks

Pub Rmks: **Extremely well maintained and beautifully finished home with over 3,280 sq. ft. of developed space! Ideally situated on a corner lot close to all amenities and just a short walk to the scenic ponds that this family-oriented community is known for. Great curb appeal and a double attached fully finished, epoxied and heated garage welcome you home. The open concept space is flooded with natural light that illuminates the hardwood floors and stylish design elements. Grand 10' ceilings with 8" doors to match and updated lighting create a casually elegant atmosphere. Show off your culinary prowess in the gorgeous, fully upgraded kitchen featuring stainless steel KitchenAid appliances, a beverage fridge, granite countertops and backsplash, full-height cabinets and a large centre island with seating to casually gather. Adjacently the flex space is perfect for customizing to your lifestyle as a formal dining room, extra sitting space or an open and airy den with a slot wall filtering in light and providing privacy. Come together over a delicious meal in the dining room with clear sightlines and access to the rear deck for hosting summer barbeques. Relaxation is invited in the living room with a floor-to-ceiling focal wall with an electric fireplace, perfect for curling up on winter nights. Fantastic built-in hides away jackets, shoes and seasonal items in the mudroom. Completing this level is a handily tucked away powder room. A beautiful cascading fixture lights your way upstairs to the bonus room with ample room to enjoy some downtime. 3 bright and spacious bedrooms on this level have been expertly thought out for ultimate privacy with the kids' bedrooms on the other side of the bonus room, separate from the primary suite. A true owner's retreat, the primary bedroom is a luxurious oasis with a lavish 5-piece ensuite boasting dual sinks, a deep soaker tub, a fully tiled separate shower and a custom walk-in closet. Laundry is also conveniently located on the upper level. The rec room in the finished basement is a huge and versatile space that can easily be divided by furniture to create areas for media, games, play, hobbies and more. A 4th bedroom and another full bathroom accommodate guests. A large composite deck with a glass privacy wall allows for a ton of outdoor space to gather while the kids and pets play in the grassy yard. The double attached garage is equipped with epoxy flooring that not only looks great but is also stain-resistant and super easy to clean. Ideally located within this young and vibrant neighbourhood. An extensive pathway winds throughout the community traveling by charming ponds and tranquil natural areas. A wealth of parks and every amenity, big box stores and diverse restaurants ensure everything you need is close at hand.**

Inclusions:
Property Listed By:

None
Real Broker

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