

31 SAGE BANK Place, Calgary T3R 0J3

MLS®#: **A2152823** Area: **Sage Hill** Listing **07/29/24** List Price: **\$1,098,900**
 Status: **Active** County: **Calgary** Change: **-\$91k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **6,512 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,534**
 Low Sqft:
 Ttl Sqft: **2,534**

DOM

52
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **9**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,Front Yard,Garden,Greenbelt,No Neighbours Behind,Landscaped,Underground Sprinklers,Pie Shaped Lot,Views**
 Park Feat: **Garage Faces Front,Heated Garage,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Garden,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Purifier,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Basement	
5pc Bathroom	Upper		6pc Ensuite bath	Upper	
Living Room	Main	16`11" x 15`7"	Dining Room	Main	9`11" x 9`10"
Kitchen	Main	14`7" x 10`9"	Nook	Main	12`0" x 10`10"
Bedroom - Primary	Upper	16`0" x 14`0"	Bedroom	Upper	14`5" x 11`9"
Bedroom	Upper	11`9" x 9`11"	Bonus Room	Upper	18`4" x 13`5"

Laundry
Exercise Room

Upper
Basement

8`5" x 5`4"
17`11" x 12`0"

Game Room
Bedroom
Legal/Tax/Financial

Basement
Basement

17`0" x 12`0"
16`8" x 11`4"

Title:
Fee Simple
Legal Desc:

1014321

Zoning:
R-1

Remarks

Pub Rmks:

Backing onto a winding ravine & walking trails is this sensational custom home in the popular Symons Valley community of Sage Hill. Offering a total of 4 bedrooms & over 3200sqft of air-conditioned living, this extensively upgraded Trico-built two storey walkout enjoys Acacia engineered hardwood floors & granite countertops, sleek kitchen with stainless steel appliances, heated 3 car garage & fully landscaped pie lot...all in this quiet cul-de-sac just minutes to area shopping & parks. This incredible one-owner home is perfectly designed for both family living & entertaining, featuring the main floor with 9ft ceilings & an expanse of windows, sun-drenched living room with stone-facing gas fireplace, spacious open concept formal dining room, breakfast nook with access onto the large balcony & fully-loaded kitchen with full-height cabinets & soft-close drawers/doors, island with extended counters & upgraded stainless steel appliances including Blomberg dishwasher, water purifier & Dacor built-in convection oven & gas cooktop. Upstairs there are 3 fantastic bedrooms highlighted by the private owners' retreat with wide-open ravine views & electric fireplace, walk-in closet with organizers & luxurious soaker tub ensuite with double vanities, heated floors & oversized glass shower. Between the bedrooms is the bonus room with floor-to-ceiling built-ins, 10ft ceilings & an alcove with built-in bench & desk. The walkout level - with infloor heating & nominal 9ft ceilings, is finished with a rec room with TV cabinet (included), exercise area, 4th bedroom with walk-in closet & full bath...plus lots of extra space for storage. Convenient 2nd floor laundry complete with LG steam washer & dryer, sink & built-in cabinets. The heated & oversized 3 car garage is equipped with both hot water tap & central vacufluo outlet with 1 of 2 sets of attachments. Additional extras & upgrades include granite counters & Toto toilets in the bathrooms, built-in ceiling speakers on all 3 levels, Hunter Douglas blinds, Ecobee thermostat, BLINK video doorbell, new boiler for the infloor heating in 2022, indirect-fired stainless steel hot water tank for the house, 9ft ceilings on the main & upper levels, irrigation system, 7.1 speaker wiring in the bonus room & 5.1 speaker wiring in the walkout level, aggregate driveway/walkways & large storage shed in the fenced backyard with covered patio, interlocking stone patio & gate to the ravine & walking paths. A truly exceptional home in this prime location only minutes to shopping (Sage Hill Crossing, Sage Hill Quarter, Walmart, TnT, Gates of Nolan Hill & Beacon Hill) & easy access to major transportation corridors (Symons Valley Parkway & Sarcee/Shaganappi/Stoney Trails) to take you to the University of Calgary, Foothills Medical Centre, LRT, downtown & beyond!

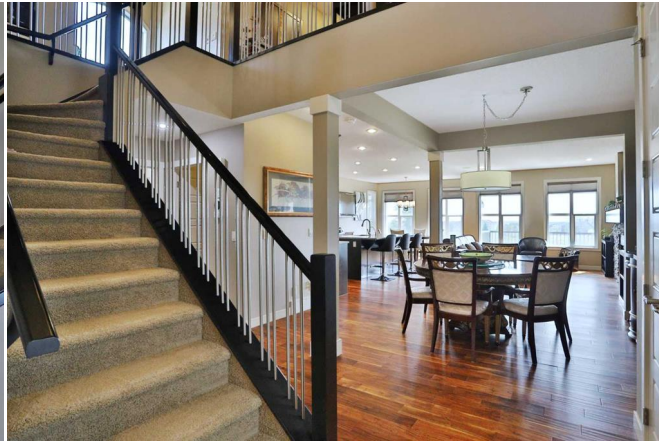
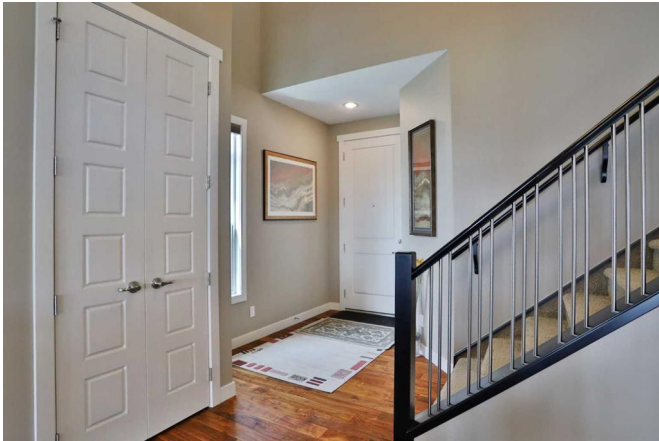
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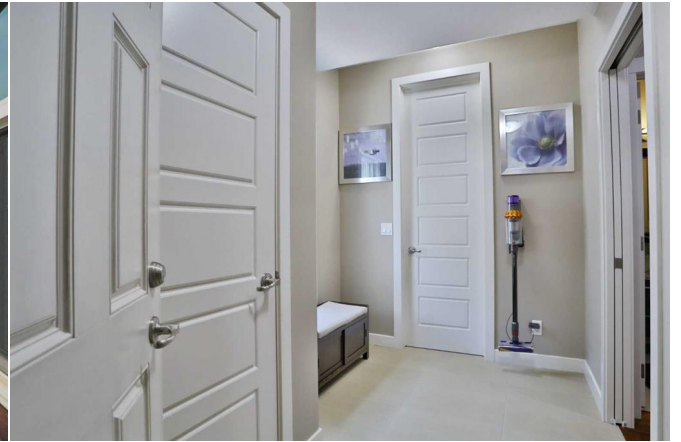
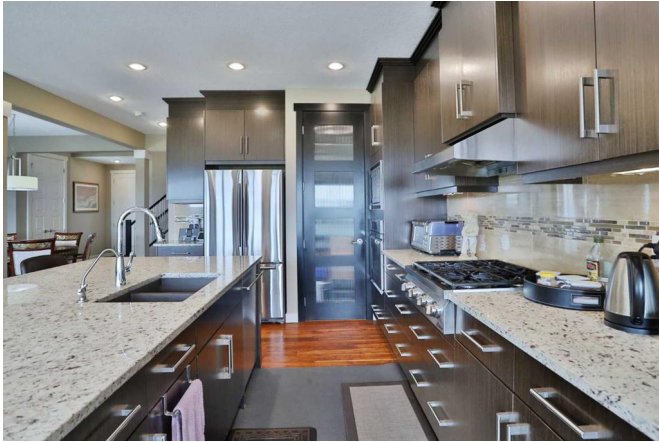
Alarm system hardware, wall-mounted wire shelving in garage, 2 brown shoe cabinets & 2 dark brown shoe cabinets in garage, Black & Decker cabinet in garage, TV in living room, 2 wall-mounted TVs/brackets, "Napoleon" picture in foyer, NEST cream-coloured camera on porch, BLINK video doorbell, large TV cabinet in rec room, electric fireplace in master bedroom, garage heater, storage shed

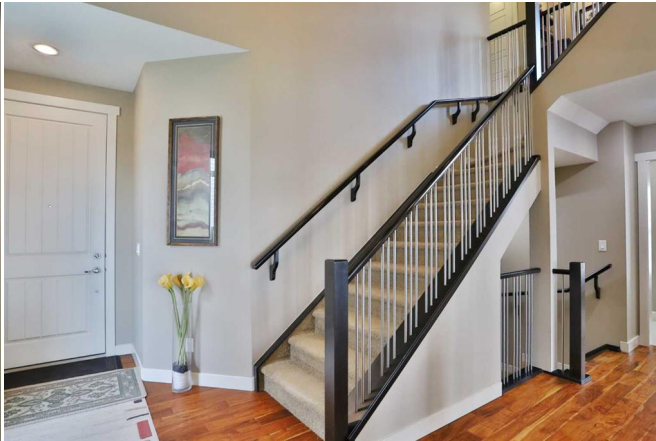
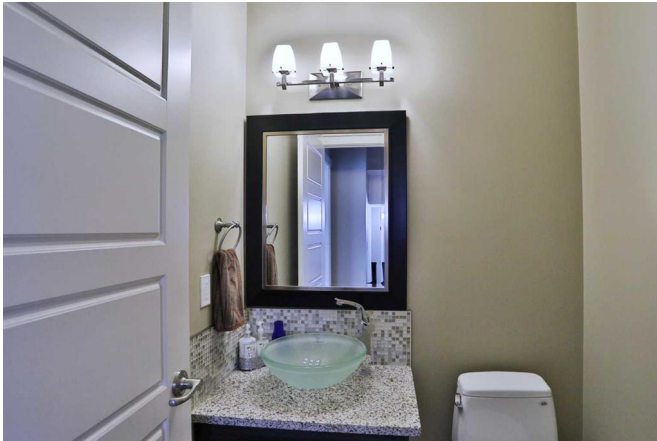
Property Listed By:

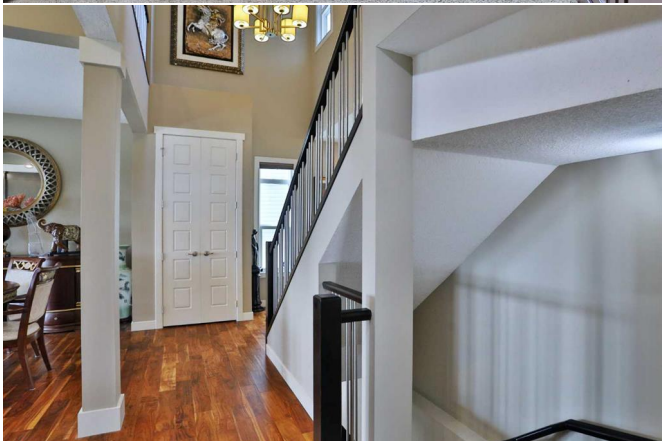
Royal LePage Benchmark

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













31 Sage Bank PI NW, Calgary, AB
 Main Building: Total Exterior Area Above Grade 2534.73 sq ft



While regions are excluded from total floor area in IGDCC floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification. **BIGUIDE**