

96 SAGE BANK Crescent, Calgary T3R 0J2

| MLS®#: | A2156951 | Area: | Sage Hill | Listing Date: | 08/13/24 | | List Price: | \$850,000 | | | |
|---------|----------|---------|-----------|---|----------|--|-------------|---|----------------------------------|---|-----------------------------------|
| Status: | Pending | County: | Calgary | Change: | None | | Associatio | n: Fort McMurray | | | |
| | | | | General Info Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: | tion | Residential Detached Calgary 2011 5,436 sqft | I | <u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: | 2,309 2,309 | DOM 36 Layout Beds: Baths: Style: Parking | 6 (4 2) 3.5 (3 1) 2 Storey |
| | | | | Access: Lot Feat: Park Feat: | | - | | treet Lighting,Pie Sh ouble Garage Attach | aped Lot ed,Front Drive,Garag | Ttl Park: Garage Sz: | 4 2 |

| Utilities and Features | | | | | | | | |
|---|---|--|--|---|---|-----|--|--|
| Roof: | Asphalt Shingle | | Construction: | | | | | |
| Heating: | Fireplace(s),Forced Air,Natural Gas | | Vinyl Siding | | | | | |
| Sewer: | | | Flooring: | | | | | |
| Ext Feat: | Barbecue,BBQ gas line,Garden | | Carpet,Hardwood,Tile | | | | | |
| | | | Water Source: | | | | | |
| | | | Fnd/Bsmt: Poured Concrete | | | | | |
| | | | | | | | | |
| Kitchon Annly | tchen Appl: Dishwasher,Dryer,Electric Range,Electric Water Heater,Garage Control(s),Garburator,Humidifier,Induction Cooktop,Microwave,Refrigerator,Washer,Washe | | | | | | | |
| Kitchen Appi: | Disilwasher, Diyer, Lieu | the Range, Electric Water Heater, | Garage Control(S), Garburator, Hum | umer, muuction cooktop, m | icrowave, keringerator, washer, washer/Di | yei | | |
| Kitchen Appi: | Stacked,Water Softene | • | Garage Control(S),Garburator,Hum | | iciowave, ken igerator, washer, washer/Di | yei | | |
| Int Feat: | Stacked,Water Softene | r,Window Coverings | - | | e,Vinyl Windows,Walk-In Closet(s),Wired | - | | |
| | Stacked,Water Softene | r,Window Coverings | - | | | - | | |
| | Stacked,Water Softene Built-in Features,Grani | r,Window Coverings | - | | | - | | |
| Int Feat: | Stacked,Water Softene Built-in Features,Grani | r,Window Coverings | - | | | - | | |
| Int Feat: | Stacked,Water Softene Built-in Features,Grani | r,Window Coverings | Floorplan,Pantry,Recessed Lighting | | | - | | |
| Int Feat: Utilities: | Stacked,Water Softene Built-in Features,Grani Sound Level | r,Window Coverings te Counters,Kitchen Island,Open | Floorplan,Pantry,Recessed Lighting | g,Separate Entrance,Storag | e,Vinyl Windows,Walk-In Closet(s),Wired | - | | |
| Int Feat: Utilities: <u>Room</u> 2pc Bathroom | Stacked,Water Softene Built-in Features,Grani Sound Level | r,Window Coverings te Counters,Kitchen Island,Open Dimensions | Floorplan,Pantry,Recessed Lighting Room Information | g,Separate Entrance,Storag Level | je,Vinyl Windows,Walk-In Closet(s),Wired | - | | |
| Int Feat: Utilities: Room 2pc Bathroom Foyer | Stacked,Water Softene Built-in Features,Grani Sound Level Main | r,Window Coverings te Counters,Kitchen Island,Open <u>Dimensions</u> 7`0" x 2`11 " | Floorplan,Pantry,Recessed Lighting Room Information Room Dining Room Kitchen | g,Separate Entrance,Storag Level Main | pe,Vinyl Windows,Walk-In Closet(s),Wired Dimensions 8`8" x 9`6" | - | | |
| Int Feat: Utilities: <u>Room</u> 2pc Bathroom | Stacked,Water Softene Built-in Features,Grani Sound Level Main Main Main | r,Window Coverings te Counters,Kitchen Island,Open <u>Dimensions</u> 7`0" x 2`11" 8`10" x 6`6" | Floorplan,Pantry,Recessed Lighting Room Information Room Dining Room | g,Separate Entrance,Storag Level Main Main | pe,Vinyl Windows,Walk-In Closet(s),Wired Dimensions 8`8" x 9`6" 9`9" x 18`7" | - | | |

| Bedroom Laundry 3pc Bathroom Bedroom Game Room | Upper Upper Basement Basement Basement | 9`0" x 10`8" 10`1" x 5`11" 9`3" x 6`4" 9`3" x 8`7" 21`10" x 14`4" | Bonus Room Bedroom - Primary Bedroom Kitchen Furnace/Utility Room Legal/Tax/Financial | Upper Upper Basement Basement Basement | 17`11" x 11`7" 13`11" x 17`7" 9`3" x 10`1" 9`1" x 11`10" 12`3" x 6`2" |
|--|--|---|---|---|--|
| Title: Fee Simple Legal Desc: | 1014321 | Zoning: R-1N | Remarks | | |
| Pub Rmks: Inclusions: Property Listed By: | complemented by a Nuvo gorgeous cedar deck that walk-in closet, and a luxu convenient laundry room, bath illegally suited walko own laundry facilities, a s | audio system that fills the enti spans the full width of the hou rious 5-piece ensuite. The uppe and a versatile bonus room wi out basement is a standout feat eparate side entry, and a walko | re home with sound. This entertainn se. The sense of continuity continue or level offers ample space for the en- th a towering cathedral ceiling stret cure, offering 950 square feet of dev but entry at the rear. This original-or | nent hub seamlessly extend s upstairs with a private du tire family with three addi ching across the full width eloped living space. Previo wner home is ready to crea | I is centred around a stunning granite island, ds to the outdoor living space, featuring a eck off the primary bedroom, a spacious tional bedrooms, a 4-piece bathroom, a of the front of the house. The 2-bedroom, 1- ously used as an in-law suite, it includes its te new memories for another multi- ay! **Be sure to view will feature sheet** |

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