



THE
A-TEAM

**RE/MAX
FIRST**

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**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**
Lot Information
Lot Sz Ar: **5,436 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,309**
Low Sqft:
Ttl Sqft: **2,309**

DOM

36
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Street Lighting,Pie Shaped Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,BBQ gas line,Garden**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Electric Water Heater,Garage Control(s),Garburator,Humidifier,Induction Cooktop,Microwave,Refrigerator,Washer,Washer/Dryer Stacked,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`0" x 2`11"
Foyer	Main	8`10" x 6`6"
Living Room	Main	14`4" x 26`1"
4pc Bathroom	Upper	7`7" x 4`11"
Bedroom	Upper	10`0" x 9`5"

Room	Level	Dimensions
Dining Room	Main	8`8" x 9`6"
Kitchen	Main	9`9" x 18`7"
Pantry	Main	8`10" x 7`10"
5pc Ensuite bath	Upper	10`4" x 11`2"
Bedroom	Upper	10`1" x 10`1"











