

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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