



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280 SAGE BLUFF Rise, Calgary T3R 1W2**

MLS®#: **A2157328**

Area: **Sage Hill**

Listing Date: **08/13/24**

List Price: **\$680,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2018**  
Lot Information  
Lot Sz Ar: **1 sqft**  
Lot Shape:

Access:  
Lot Feat: **Gentle Sloping**  
Park Feat: **Single Garage Attached**

Finished Floor Area  
Abv Sqft: **1,836**  
Low Sqft:  
Ttl Sqft: **1,836**

DOM

**36**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **3 Level Split, Back Split**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Composite Siding**  
Flooring: **Carpet, Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer**  
Int Feat: **Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Ensuite bath	Second	6`9" x 16`7"	Bedroom - Primary	Second	13`10" x 12`0"
Entrance	Main	10`3" x 5`1"	Kitchen	Main	14`11" x 12`7"
Dining Room	Main	12`11" x 9`7"	Living Room	Main	12`11" x 10`3"
Bonus Room	Second	11`1" x 14`3"	Laundry	Second	10`1" x 6`2"
Bedroom	Second	9`8" x 10`0"	Bedroom	Second	10`1" x 9`5"
Flex Space	Lower	9`11" x 13`3"	Walk-In Closet	Second	4`11" x 7`11"
4pc Bathroom	Lower	66`7" x 10`0"	2pc Bathroom	Main	2`11" x 7`5"

4pc Bathroom

Second

4`11" x 7`11"

Bedroom  
Legal/Tax/Financial

Lower

9`5" x 9`0"

Title:  
**Fee Simple**  
Legal Desc:

1812498

Zoning:  
**R2**

Remarks

Pub Rmks: **A MUST SEE!!!! SHOWS LIKE NEW!!!! Take advantage of this immaculate 2018-built, Semi-Detached home in the up-and-coming community of Sage Hill. This home has been beautifully cared for by its Original Owner and care and attention has been given to keep it in like new condition. Close to shopping and amenities yet deep in the heart of a thriving neighbourhood. The unique design of partial steps up provides multiple levels of enjoyment without the long staircase that a multiple-story home would provide. It also creates a feeling of openness and grandeur. The fully developed walk-out basement offers the luxury of additional space for guests or a home office with plenty of natural light emanating from the large windows.**

Inclusions:  
Property Listed By: **N/A  
Century 21 Bravo Realty**

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







