



THE
A-TEAM

**RE/MAX
FIRST**

104 SAGE HILL Crescent, Calgary T3R1Y2

MLS®#: **A2158235**

Area: **Sage Hill**

Listing Date: **08/16/24**

List Price: **\$899,900**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 19-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**
Lot Information
Lot Sz Ar: **6,404 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,407**
Low Sqft:
Ttl Sqft: **2,407**

DOM

96
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Lane,City Lot,Corner Lot,Few Trees,Gazebo,Landscaped,Level,Underground Sprinklers,Yard Lights,Pie Shaped Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub**

Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	13`9" x 12`10"
Breakfast Nook	Main	9`1" x 12`9"
Bedroom - Primary	Upper	13`3" x 13`3"
Bedroom	Upper	9`9" x 11`11"
Bonus Room	Upper	15`4" x 11`5"
4pc Bathroom	Upper	

Room	Level	Dimensions
Kitchen	Main	18`5" x 12`5"
Den	Main	11`2" x 9`9"
Bedroom - Primary	Upper	12`2" x 13`3"
Bedroom	Upper	13`10" x 8`10"
2pc Bathroom	Main	
5pc Ensuite bath	Upper	

4pc Ensuite bath

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2111238

Remarks

Pub Rmks: **Discover your dream home in a vibrant family-friendly community! This stunning 4-bedroom residence ON A LARGE PIE SHAPED LOT offers the perfect blend of comfort and luxury, featuring TWO spacious PRIMARY suites for ultimate privacy and convenience, along with two cozy kids' bedrooms and a versatile loft area & an EXTENDED garage. The heart of the home is the kitchen including a walk through PANTRY & boasting elegant quartz countertops, UPGRADED cabinets, & stainless steel appliances, including a gas stove, perfect for culinary enthusiasts and those that like to entertain.. The inviting living room is complete with a cozy fireplace, creating a warm and welcoming atmosphere. For those who need a quiet workspace, the den with French doors offers a peaceful retreat , Step outside to your own PRIVATE OASIS where an amazing backyard awaits. Enjoy the STAMPED CONCRETE patio, a charming sitting area with a gazebo, & a FIREPIT AREA ideal for relaxing or entertaining guests. Families will love the playground just across the street, providing endless fun for the little ones. Stay comfortable year-round with CENTRAL AIR CONDITIONER. This home is nestled in a great family community with plenty of kids, making it the perfect place to create lasting memories. Close to shopping including Walmart ,T&T , Costco and tons more. Don't miss the opportunity to make this exceptional property your forever home!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Realty Professionals**

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









