



THE
A-TEAM

**RE/MAX
FIRST**

263 SAGE BLUFF Rise, Calgary T3R 1W2

MLS®#: **A2158414**

Area: **Sage Hill**

Listing Date: **09/09/24**

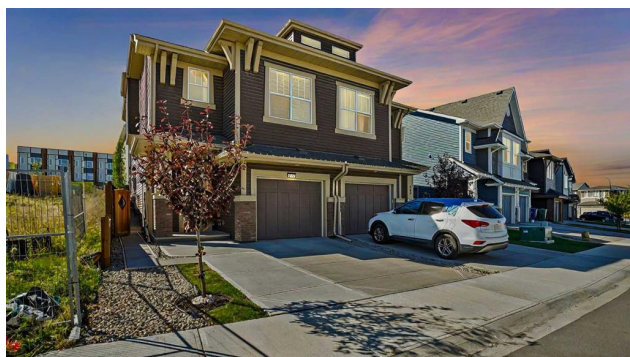
List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

City/Town: **Calgary**
Year Built: **2019**

Lot Information
Lot Sz Ar: **2,400 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard, See Remarks**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting, Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance**

Room Information

Room	Level	Dimensions
Living Room	Main	18`1" x 10`1"
Dining Room	Main	7`2" x 12`5"
Hall	Main	7`2" x 6`6"
Walk-In Closet	Main	4`5" x 5`0"
Bedroom - Primary	Second	10`5" x 14`6"
Hall	Second	7`2" x 6`6"
Walk-In Closet	Second	7`2" x 5`11"
Bedroom	Third	8`11" x 14`7"
4pc Bathroom	Third	5`0" x 8`3"
Walk-In Closet	Third	4`8" x 5`0"

Room	Level	Dimensions
Kitchen	Main	10`11" x 12`0"
Pantry	Main	3`5" x 3`9"
Hall	Main	6`2" x 3`0"
Foyer	Main	7`2" x 4`4"
4pc Bathroom	Second	10`5" x 6`2"
Laundry	Second	3`2" x 3`4"
Bedroom	Third	8`10" x 18`3"
Family Room	Third	15`4" x 18`11"
Laundry	Third	5`0" x 6`11"
Kitchen	Basement	12`9" x 11`5"

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **4 Level Split, Side by Side**

Parking

Ttl Park: **3**
Garage Sz: **1**

Hall
Walk-In Closet
Laundry

Basement
Basement
Basement

5`4" x 3`4"
5`7" x 4`9"
3`2" x 3`4"

Bedroom
4pc Bathroom
2pc Bathroom
Legal/Tax/Financial

Basement
Basement
Main

12`2" x 8`6"
5`0" x 7`9"
5`0" x 4`5"

Title:
Fee Simple
Legal Desc:

1812498

Zoning:
R-G

Remarks

Pub Rmks:

Come home to this gorgeous 4-level duplex, just 5 years old, in the desirable award-winning community of Symons Gate. This unique 4-bed, 3.5-bath Brookfield-built residence is well-designed with a separate master bed, walk-in closet and ensuite bath on the second level and 2 beds, bath and bonus room on the top level. Expert planning continues with the lovely light filled main floor where you'll find a great room, kitchen, dining and half bath. Curb appeal involves a poured concrete 2-car driveway, attached garage and private covered front porch. With economical forced air natural gas, central air conditioning, a fully-fenced landscaped backyard with stylish pergola and large deck, all appliances (fridge, stove, dishwasher, microwave, dryer, washer) included and the convenience of nearby amenities, this beautiful home checks all the boxes. And, that's not all! A recently-renovated basement reveals a brand new fully-finished 1-bed, 1-bath legal secondary suite with a separate entrance and a modern kitchen and laundry, a perfect mortgage helper to lease or rent as an Airbnb, or to accommodate extended family. 263 Sage Bluff Rise NW is certainly a must-see property! Please check out the virtual tour of this beautiful property.

Inclusions:
Property Listed By:

NA
CIR Realty

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

