



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**259 SAGE BLUFF Drive, Calgary T3R 0Y9**

MLS® #: **A2161057**      Area: **Sage Hill**      Listing Date: **08/29/24**      List Price: **\$624,900**  
 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: **2018**  
Lot Information  
 Lot Sz Ar: **1,539 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Street Lighting, Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,699**  
 Low Sqft:  
 Ttl Sqft: **1,699**

DOM

**21**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey, Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`11" x 13`0"	Dining Room	Main	14`0" x 7`4"
Kitchen	Main	12`11" x 14`0"	Bedroom - Primary	Upper	10`6" x 11`8"
Bedroom	Upper	9`4" x 10`8"	Bedroom	Upper	9`3" x 8`9"
2pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Flex Space	Lower	12`4" x 12`11"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1710799**

Zoning: **DC**

Remarks

Pub Rmks: **Welcome to this lovely home where modern design meets everyday comfort! Nestled in the sought-after neighborhood of Sage Hill, this residence has NO condo fees and blends spacious interiors with thoughtful touches throughout. Stepping inside the lower level offers a versatile space that you can customize to your needs, whether you envision a dedicated office space, a home gym, or even a playroom, this area provides the flexibility to meet your family's unique needs. With easy access to the double attached garage, you'll appreciate the practicality and additional storage space it offers. Moving upstairs, the open-concept layout immediately welcomes you with an expansive living & dining area that is perfect for both relaxing and entertaining. The kitchen features ceiling-height cabinetry that offers abundant storage but also enhances the room's elegant aesthetic. Stainless steel appliances contrasts beautifully with the polished quartz countertops, creating a space as functional as it is stylish. Complete with a kitchen island and a spacious walk-in pantry! From the kitchen the spacious nook and living room awaits. The cozy eating nook is perfect for casual family meals or intimate dinners. The living room, bathed in natural light flows effortlessly into the deck providing an ideal spot for morning coffee or evening gatherings. A 2pc bathroom completes this main floor! Venturing upstairs, the upper level hosts three generously sized bedrooms, each designed to offer a peaceful retreat. The primary suite features a luxurious 5-piece ensuite with dual vanity and a spacious walk-in closet. The additional bedrooms share a well-appointed 4-piece bathroom, perfect for family or guests. Convenience is woven into the fabric of this home with the inclusion of an upper-level laundry space. Additional features include central air conditioning! Close to all schools, parks and all amenities this beautiful home is a must see. Pride of ownership is seen throughout!**

Inclusions: **Curtain Rods**  
 Property Listed By: **RE/MAX First**

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