



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**158 SAGE VALLEY Road, Calgary T3R 0J2**

MLS®#: **A2162206**

Area: **Sage Hill**

Listing Date: **09/02/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,702 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,678**  
Low Sqft:  
Ttl Sqft: **1,678**

DOM

**79**

Layout

Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,See Remarks**  
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,Open Floorplan,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	12`0" x 10`11"	Living Room	Main	14`0" x 10`5"
Kitchen	Main	12`5" x 13`3"	Dining Room	Main	9`11" x 9`11"
4pc Bathroom	Second	4`11" x 8`1"	4pc Ensuite bath	Second	8`1" x 8`6"
2pc Bathroom	Main	6`0" x 6`0"	Bedroom	Second	10`11" x 9`3"
Bedroom	Second	11`1" x 8`11"	Bedroom	Second	8`11" x 9`11"
Bedroom - Primary	Second	12`11" x 12`5"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**1014321**

Remarks

Pub Rmks: **Back on the Market ( twice) due to Financing issues. This home is waiting for the perfect Family to call their own before xmas! Well kept like new, pride of ownership 2stry home in popular SAGE HILL NW. Built By Morrison homes offering over 1600 sqft of living space, great layout with 2 main level living areas , 1 area offering a cozy back living room with a fireplace and the second living area with bright bay windows. Open and upgraded Large kitchen with entertaining granite island, full cabinets, walk in pantry and dining area with access to the yard and deck perfect for all occasions. Main level laundry. Upper floor offers 4 bedrooms ready for any size family. Great large yard with gravel pad for 2 cars, unspoiled basement ready for your ideas. Great Single home in the Nw community near schools and parks**

Inclusions: **n/a**  
Property Listed By: **Royal LePage Solutions**

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









