



THE
A-TEAM

**RE/MAX
FIRST**

202 SAGE BLUFF Rise, Calgary T3R 1W3

MLS® #: **A2164436**

Area: **Sage Hill**

Listing Date: **09/21/24**

List Price: **\$815,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 09-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **3,552 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,134**
Low Sqft:
Ttl Sqft: **2,134**

DOM

31
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **5 Level Split, Side by Side**

Parking

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

Access:

Lot Feat: **Back Yard, Landscaped, Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`2" x 8`6"	Kitchen	Main	14`4" x 10`3"
Dining Room	Main	9`7" x 7`6"	Nook	Main	12`1" x 10`1"
2pc Bathroom	Main	5`5" x 4`10"	Mud Room	Main	8`2" x 5`5"
Bedroom	Upper	13`7" x 13`7"	5pc Ensuite bath	Upper	13`7" x 8`10"
Walk-In Closet	Upper	7`11" x 6`4"	Bedroom	Upper	10`9" x 9`9"
Bedroom	Upper	10`7" x 8`11"	5pc Bathroom	Upper	12`10" x 5`8"
Laundry	Upper	5`3" x 5`2"	Bonus Room	Upper	18`5" x 15`5"

Family Room
4pc Bathroom
Balcony

Basement
Basement
Main

20`5" x 12`1"
8`1" x 4`11"
18`3" x 5`4"

Bedroom
Den

Basement
Basement

9`2" x 8`10"
8`2" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1812498

Remarks

Pub Rmks:

Discover this energy-efficient gem in the most desirable community of Sage Hill. THIS HOME comes equipped with \$40,000 worth of Solar Panel Upgrades - reducing electric bills by up to 90%! This Home also boasts 5 Levels of fully finished living space, including 4 bedrooms + Den/Office, 3.5 baths and CENTRAL A/C. This home offers ~2900+ sq ft of developed living space with 9 ft ceilings, boasting extensive upgrades such as built-in appliances, luxury vinyl planks, contemporary and upscale lighting, granite & quartz countertops, and an oversized garage, you will surely enjoy this beauty. As you step in, you are greeted with an open foyer leading you into the upper living area with an open concept kitchen with a large quartz breakfast bar, upgraded built-in stainless steel appliances, knockdown ceilings, upgraded lighting, with a spacious and open concept dining area, a cozy living room with large windows, and a gas fireplace to unwind after a full day, or you can lounge on the west facing low maintenance composite deck. Upstairs, a massive bonus room with vaulted ceilings, alongside crawl spaces perfect for children's play areas and a second balcony/front-facing terrace is ideal for enjoying morning sunshine with your coffee. The primary suite is a retreat, featuring a spacious walk-in closet and a luxurious 5-piece en-suite with dual vanities, a soaker tub, and a separate shower. Two additional bedrooms down the hallway share a well-appointed 4-piece bathroom and a full-sized laundry room. The lower level is a fully finished space with a fourth bedroom, a full 3-piece bathroom, a sizable living area, and a flex/office room suited for remote work. Ample crawl space is available for extra storage. Located on a quiet street just minutes from Sage Hill Shopping Centre, Beacon Heights, Creekside, and walking/biking paths, this home offers both tranquility and convenience. Don't miss the opportunity to make this remarkable property your own.

Inclusions:
Property Listed By:

N/A
2% Realty

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













