



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**116 SAGE HILL Crescent, Calgary T3R 1Y2**

MLS®#: **A2165193**

Area: **Sage Hill**

Listing Date: **09/12/24**

List Price: **\$659,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 02-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**

Lot Information

Lot Sz Ar: **2,863 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,563**

Low Sqft:

Ttl Sqft: **1,563**

DOM

**70**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**  
Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 14`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`1" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`3" x 12`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 12`3"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>5`0" x 10`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 10`0"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>9`3" x 5`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2111238**

Remarks

Pub Rmks: **Welcome to this stunning home, perfectly blending comfort, style and functionality! Upon entering, you'll be greeted by the bright and airy main floor. Main floor has vinyl plank flooring throughout. Gourmet kitchen with ample cabinet space, stainless steel appliances; electric stove, chimney hood fan, built-in microwave, refrigerator, dishwasher. Granite countertops are a standout feature in the kitchen, providing a sleek and resilient surface for food preparation and presentation. The expansive island, featuring a double sink, enhances the kitchen's functionality, providing ample space for meal prep and cooking, making it a joy to use. There is half bathroom for guests on the main floor. Back door leads seamlessly to the expansive deck, perfect for alfresco dining and outdoor entertainment. The backyard boasts a deck with a BBQ gas line and serene outdoor space for relaxation and entertainment. From backyard, you can access the convenient double detached garage, accessible from the back alley. The staircase to the upper floor is enhanced by the sophisticated upgraded spindle railings, which bring a refined and elegant touch to the space. Ascend to the upper floor, where you'll find: a primary bedroom retreat with 4-piece ensuite and an enormous walk-in closet. In addition to the primary bedroom, there are two more bedrooms, a 4-piece bathroom, and a laundry room, all thoughtfully laid out for ease and convenience. The unfinished basement is a versatile space, full of potential, with a roughed-in bathroom, allowing you to bring your unique vision to life and create a functional area that suits your needs. Sage Hill offers natural beauty, convenient location, growing community, new homes and amenities, recreational opportunities, and much more. This exceptional home harmoniously blends style, functionality, and comfort. Make it your dream home today! Call your favourite Realtor to book a showing today!**

Inclusions: **Chimney Hood Fan, Window Coverings**  
Property Listed By: **Diamond Realty & Associates LTD.**

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









