

41 SAGE BLUFF Close, Calgary T3R 0X6

MLS®#:	A2165689	Area:	Sage Hill	Listing Date:	09/13/24	List Price: \$789,000
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



eneral Information				DOM	
ор Туре:	Residential			6	
ib Type:	Detached			<u>Layout</u>	
ty/Town:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	3 (3)
ar Built:	2020	Abv Sqft:	2,086	Baths:	2.5 (2 1)
<u>t Information</u>		Low Sqft:		Style:	2 Storey
t Sz Ar:	3,584 sqft	Ttl Sqft:	2,086		
t Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
cess:					
t Feat: ırk Feat:	Back Lane,Back Yard,Front Yard,Rectangular Lot Double Garage Attached				

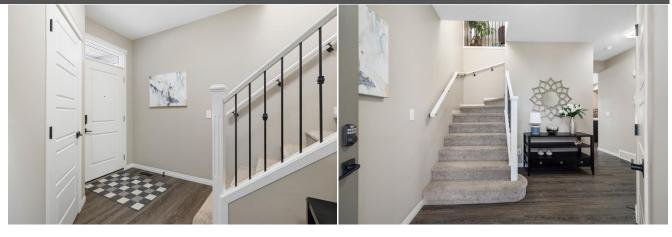
Utilities and Features

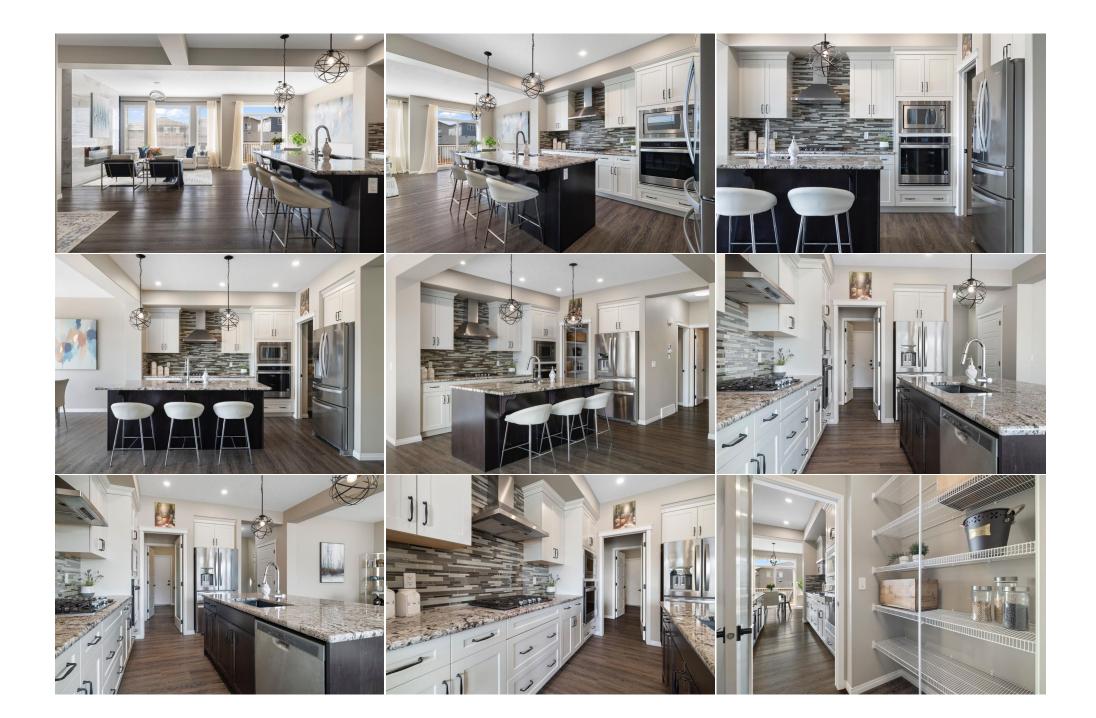
Roof: Heating: Sewer: Ext Feat: Kitchen Appl:	Asphalt Forced Air Private Yard	Built-In Oven.Dishwa	asher,Dryer,Garage Control(s),Gas Co	Construction: Vinyl Siding Flooring: Carpet,Ceramic Tile,Viny Water Source: Fnd/Bsmt: Poured Concrete oktop.Microwaye.Refrigerator.Wa		
Int Feat: Utilities:			Double Vanity,Granite Counters,Kitch		÷	,Soaking Tub
Room		Level	Dimensions	Room	Level	Dimensions
2pc Bathroom		Main	4`11" x 5`4"	Dining Room	Main	10`1" x 13`3"
Foyer		Main	13`8" x 13`10"	Kitchen	Main	12`9" x 13`3"
Living Room		Main	12`10" x 15`3"	Flex Space	Main	10`2" x 10`10"
4pc Bathroom		Second	8`3" x 4`10"	5pc Ensuite bath	Second	9`7" x 10`10"
Bedroom		Second	13`1" x 14`0"	Bedroom	Second	11`8" x 11`11"
Bonus Room		Second	14`3" x 13`7"	Laundry	Second	8`3" x 7`0"
Bedroom - Prim	ary	Second	12`11" x 12`10"	-		

Legal/Tax/Financial			
Title: Fee Simple Legal Desc:	Zoning: R-1s 1412936 Remarks		
•	Welcome Home. This beautifully upgraded 3-bedroom, 2-story home offers the perfect blend of comfort and convenience and is nestled in the heart of the family- friendly community of Sage Hill. Situated on a quiet street, this turn-key property is designed with family living in mind, providing a welcoming and peaceful environment for you and your loved ones. As you step into the spacious and inviting entryway, you'll immediately feel at home. The open floor plan seamlessly connects the main living areas, creating an ideal space for both everyday living and entertaining. The main floor features a versatile flex area, perfect for a home office or playroom, and a spacious living room adorned with large windows that flood the space with natural light. The full-tiled electric fireplace with custom woodwork feature wall serves as a stunning center piece, adding warmth and ambiance to the room. The dining area, with patio doors leading to the back deck, is perfect for family meals and gatherings. It opens to a custom executive kitchen that any chef would envy. This kitchen is a true showstopper, boasting a gas cooktop, built-in oven, dishwasher, quartz countertops, and upgraded stainless steel appliances. Thoughtful touches like pot drawers and extended height cabinetry offer both style and functionality, while a spacious walk-through pantry leads to a good-sized mudroom, complete with storage options storage and access to the oversized double front drive garage. Upstairs, the central bonus room provides a versatile space for a family room or media area, while the convenience of upper-level laundry makes everyday chores a breeze. The large primary suite is a true retreat, featuring a luxurious 5-piece ensuite with dual sinks, a large soaker tub, and a spacious walk-in closet. The basement, with its sunshine windows, is framed and is a blank canvas awaiting your ideas and is perfect for future development. Outside, the fully fenced backyard and good-sized deck provide a safe and enjoyable space for outdoor activities. Sa		

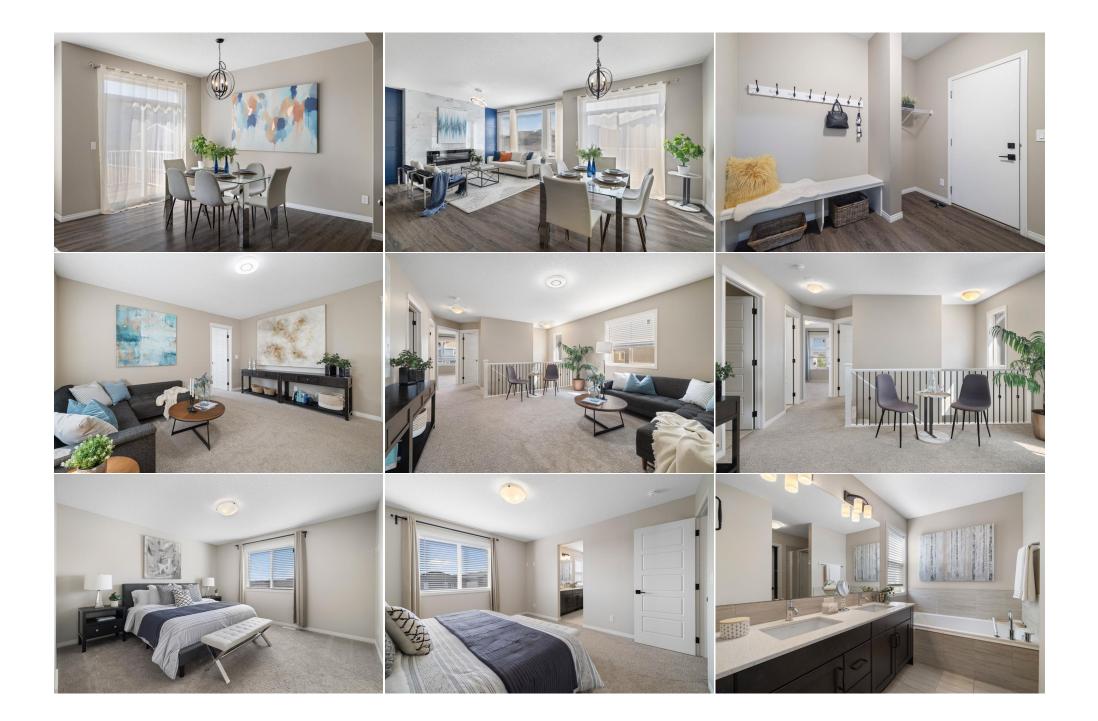
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

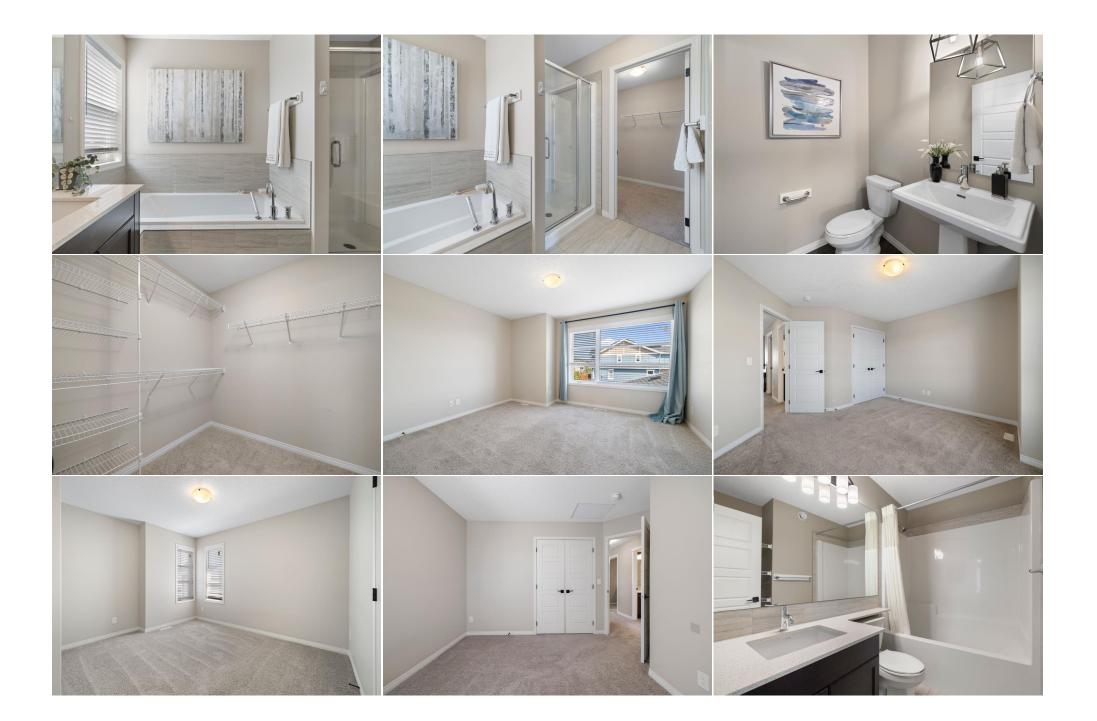


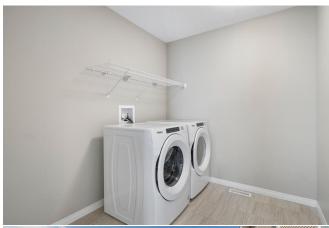














41 Sage Bluff CI NW, Calgary, AB Mein Bulding: Totel Extension Areas Above Grade 2086 85 sq ft

Noncorr 1977-197 1989-197













