



THE
A-TEAM

**RE/MAX
FIRST**

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**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **3,584 sqft**
Lot Shape:

Access:

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

DOM

6

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`4"
Foyer	Main	13`8" x 13`10"
Living Room	Main	12`10" x 15`3"
4pc Bathroom	Second	8`3" x 4`10"
Bedroom	Second	13`1" x 14`0"
Bonus Room	Second	14`3" x 13`7"
Bedroom - Primary	Second	12`11" x 12`10"

Room	Level	Dimensions
Dining Room	Main	10`1" x 13`3"
Kitchen	Main	12`9" x 13`3"
Flex Space	Main	10`2" x 10`10"
5pc Ensuite bath	Second	9`7" x 10`10"
Bedroom	Second	11`8" x 11`11"
Laundry	Second	8`3" x 7`0"

Title:
Fee Simple
Legal Desc:

1412936

Zoning:
R-1s

Remarks

Pub Rmks: **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. Sage Hill offers an ideal location with great access to major routes like Stoney Trail and Deerfoot Trail, making commutes a breeze. The community is close to the airport, CrossIron Mills, and the convenient shopping at Sage Hill Common, ensuring that all your needs are just minutes away. This home is more than just a place to live; it's a place to create lasting memories and enjoy the lifestyle you've always dreamed of.**

Inclusions: **NA**
Property Listed By: **CIR Realty**

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













