



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**59 SAGE HILL Heights, Calgary T3R 2A5**

MLS®#: **A2165782**

Area: **Sage Hill**

Listing Date: **09/13/24**

List Price: **\$925,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **7,631 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,505**  
Low Sqft:  
Ttl Sqft: **2,505**

DOM

**6**

Layout

Beds: **4 (4 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Sloped Up**  
Park Feat: **Double Garage Attached,Driveway,Front Drive,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas,Zoned**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,French Door,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Soaking Tub,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 13`0"	Kitchen	Main	15`4" x 11`8"
Dining Room	Main	12`11" x 9`0"	2pc Bathroom	Main	5`2" x 4`9"
Den	Main	11`3" x 9`5"	Mud Room	Main	6`3" x 5`7"
Bedroom - Primary	Second	13`4" x 12`2"	5pc Ensuite bath	Second	10`4" x 7`11"
Walk-In Closet	Second	10`4" x 7`11"	Bedroom	Second	13`5" x 13`4"
4pc Ensuite bath	Second	12`6" x 4`10"	Walk-In Closet	Second	7`1" x 5`2"

Bedroom  
4pc Bathroom  
Bonus Room

Second  
Second  
Second

11`11" x 9`9"  
8`9" x 4`10"  
15`0" x 11`6"

Bedroom  
Laundry

Second  
Second

11`5" x 8`11"  
7`7" x 5`2"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

2211167

Zoning:  
R-G

Remarks

Pub Rmks:

**\*\*\*OPEN HOUSE SATURDAY 21 SEPTEMBER 2PM TO 4PM\*\*\*** Smartly upgraded property backing onto a ravine in the popular North West community of Sage Hill. With **4 BEDROOMS** (two master-suites), **3.5 BATHROOMS**, **2500 sq.ft** of above grade living space, unfinished basement with 9ft ceilings, and an **OVERSIZED** double attached garage. Close to shopping, amenities, parks, pathways, and schools (including sought-after private schools). **\*\*Built in 2023 by the current owners who chose some excellent upgrades, this property provides buyers the opportunity to buy a nearly new, move-in ready property with remaining warranty.\*\*** On the main floor you will find 9ft ceilings and modern **VINYL PLANK FLOORING**. A show-stopper kitchen with contemporary cabinetry, quartz counters, beautiful tile backsplash and under cabinet lighting, is upgraded with Kitchen Aid gas cooktop, Bosch dishwasher, a built-in wall oven and microwave. The large kitchen island is open to the bright family room, with spacious dining area leading out through patios doors to the south facing backyard. The living area is upgraded with sleek linear gas fireplace and large window overlooking the lawn. At the front of the property is the DEN, currently used as an office, and could easily work as a bedroom if required. There is a convenient half bathroom, and a mudroom customized with cabinets, seating, and a storage closet making it neat and tidy. This connects to the extra wide garage (26.5' and 22.11' long) with 8ft garage door, a side-mounted door opener maximizes the height clearance, perfect for larger vehicles. **\*\*On the 2nd floor you will find a bright and open bonus room which is upgraded with tray ceiling and windows over the stairs (with motorized blinds). Grand double doors open to the master bedroom, providing views of the backyard and ravine. The ensuite features double vanity, soaker tub, and a separate toilet and shower room (all the bathrooms on this floor have quartz counters). The generous walk-in closet is upgraded with custom built ins. There are two further good-sized bedrooms and a main bathroom with soaker tub. At the front of the home there is a secondary master suite with walk-in closet, and ensuite bathroom with double vanity, and a separate toilet and shower room. Finishing off this floor is the upgraded laundry room with quartz-counter laundry sink and ventilation fan.\*\*** The unfinished basement is perfect your future development, with 9ft ceilings, upgraded side egress windows, plumbing rough-in, and potential for a side door (check out the virtual tour to see the basement). Additional features include pot lights throughout, smart home technology, custom window coverings, zoned heating with two furnaces, and hail-resistant shingles. **\*\*This property is perfect for families, those with live-in grandparents, or with older children, it would be perfect for accommodating guests, or modern couples who want their own retreat. Come and take a look and see why this could be a smart move for you!**

Inclusions:  
Property Listed By:

N/A  
2% Realty

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









