



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2170026**      Area: **Sage Hill**      Listing **10/04/24**      List Price: **\$1,075,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$20k, 30-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **3,584 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,409**  
 Low Sqft:  
 Ttl Sqft: **2,409**

DOM

**78**  
Layout  
 Beds: **5 (4 1 )**  
 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,Landscaped,Underground Sprinklers**  
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	14`7" x 9`11"
Den	Main	9`6" x 6`7"
Pantry	Main	5`2" x 4`11"
Bonus Room	Upper	17`2" x 12`2"
Walk-In Closet	Upper	13`2" x 9`0"
Kitchen	Basement	13`2" x 9`0"

Room	Level	Dimensions
Living Room	Main	15`4" x 13`0"
Kitchen	Main	14`3" x 10`8"
Mud Room	Main	8`1" x 7`0"
Laundry	Upper	9`1" x 4`11"
Living Room	Basement	13`10" x 13`5"
Laundry	Basement	9`4" x 7`9"

<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`2" x 7`9"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`6" x 12`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 10`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`7" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`8" x 10`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`1" x 10`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>5pc Bathroom</b>	<b>Upper</b>		<b>4pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-G**  
 Legal Desc: **2111238**

Remarks

Pub Rmks: **On a quiet crescent BACKING ONTO A GREEN SPACE AND PARK sits this NEVER OCCUPIED, FORMER CALBRIDGE SHOWHOME with 4 ABOVE GRADE BEDROOMS, A SOUTH YARD & a LEGAL BASEMENT SUITE! Separate entrances offer ultimate privacy between the basement & upper levels making it an ideal mortgage helper or extended space for multi-generational living. Inside this luxurious home is the perfect combination of style and function with high-end upgrades including CENTRAL AIR CONDITIONING, TRIPLE PANE WINDOWS and a HOME AUTOMATION SYSTEM. The private foyer leads to a front FLEX ROOM perfect for a home office or tucked away kid's play space. Culinary adventures await in the CHEF'S DREAM KITCHEN featuring full-height cabinets, a large island, stainless steel appliances with a GAS STOVE, upgraded wood cabinet boxes and a WALK-THROUGH PANTRY for easy grocery unloading. Sit back and relax in the living room in front of the GAS FIREPLACE encased in FULL-HEIGHT TILE. A handy built-in houses your AV equipment while a wall mounted screen easily controls the lighting and music. Patio sliders off the dining room lead seamlessly to the rear yard encouraging an EFFORTLESS INDOOR/OUTDOOR LIFESTYLE for casual barbeques & time spent unwinding soaking up the SUNNY SOUTH EXPOSURE. The kids will love that the fenced yard includes a gate so they can easily access the playground and you'll love how uncomplicated it is to keep an eye on them. Gather in the UPPER LEVEL BONUS ROOM and connect over engaging movie and games nights. This large communal space ideally separates the primary bedroom from the other 3 bedrooms creating an EXTREMELY PRIVATE OWNER'S RETREAT. Overlooking the park, the primary bedroom is a relaxing oasis complete with a LAVISH 5-PIECE ENSUITE and a large walk-in closet with direct access to the UPPER LEVEL LAUNDRY for maximum convenience. On the other side of the home are the 3 additional bedrooms each with their own unique feature wall and easy access to the 5-PIECE MAIN BATHROOM with 2 sinks. Outside, follow the concrete walkway to the wide basement entrance that continues to the SUNSHINE FILLED 1 BEDROOM, 1 BATHROOM LEGAL SUITE with a bright and open layout and soaring 9' CEILINGS. The kitchen with its modern atheistic and great design makes mealtimes a breeze boasting stainless STEEL APPLIANCES, A HUGE PENINSULA ISLAND with incorporated seating and CLEAR SIGHTLINES into the living room. Separate from the unit is the mechanical room with extra storage. BUILT-IN IRRIGATION, AN UPDATED HOT WATER TANK, AN UPGRADED FURNACE and UPGRADED SHINGLES further add to the allure of this sensational home. Ideally located within this YOUNG AND VIBRANT NEIGHBOURHOOD. An extensive pathway winds throughout the community travelling by charming ponds and tranquil natural areas. A wealth of parks and every amenity, big box stores and diverse restaurants ensure everything you need is close at hand. Truly an unsurpassable location for this stunning legally suited home!**

Inclusions: **Basement appliainces: washer/dryer, OTR microwave, fridge, stove, dishwasher**  
 Property Listed By: **eXp Realty**

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











