



THE
A-TEAM

**RE/MAX
FIRST**

152 SAGE HILL Heights, Calgary T3R2B2

MLS®#: **A2170602** Area: **Sage Hill** Listing Date: **10/04/24** List Price: **\$875,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,472 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,146**
 Low Sqft:
 Ttl Sqft: **2,146**

DOM

49
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Corner Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Stone Counters,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	16`0" x 13`0"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	13`0" x 9`0"
Bedroom - Primary	Upper	12`0" x 13`0"
Bedroom	Upper	11`0" x 12`0"
Bedroom	Upper	11`0" x 12`0"

Bonus Room

Upper

16`0" x 13`0"

Other
Legal/Tax/Financial

Main

5`0" x 6`0"

Title:

Fee Simple

Legal Desc:

2310483

Zoning:

R-G

Remarks

Pub Rmks:

Welcome to the Sydney by Calbridge Homes, a stunning 3-bedroom, 2.5-bathroom two-story home featuring an open-concept layout perfect for modern living. The heart of the home is the gourmet kitchen with a spacious island, seamlessly flowing into the bright great room, where a cozy fireplace and large windows flood the space with natural light. The open-to-above staircase adds a grand touch, leading to a bonus room with an elegant tray ceiling. The luxurious primary bedroom includes a spa-inspired ensuite with a soaker tub, shower, and double sinks for ultimate relaxation. Situated on a corner lot, this home offers a generous 78-foot-long backyard, perfect for outdoor entertaining, and comes complete with a double attached garage. A separate side entrance and basement rough-in's are also included making it perfect for future development! Photos are representative

Inclusions:

N/A

Property Listed By:

Bode Platform Inc.

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

