



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

**109**  
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	Room	Level	Dimensions
Great Room	Main	16`0" x 13`0"	Dining Room	Main	13`0" x 9`0"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	12`0" x 13`0"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	11`0" x 12`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	11`0" x 12`0"
Bonus Room	Upper	16`0" x 13`0"	Other	Main	5`0" x 6`0"

Legal/Tax/Financial

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 suite 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!**

Inclusions:  
Property Listed By:

**N/A**  
**Bode Platform Inc.**

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









