

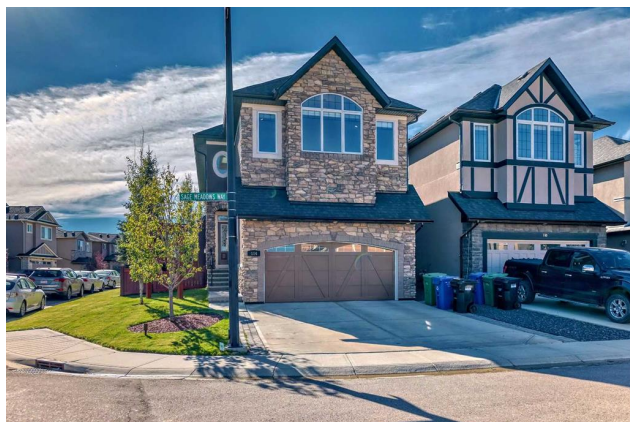


THE
A-TEAM

**RE/MAX
FIRST**

114 SAGE MEADOWS Way, Calgary T3P0G3

MLS®#: **A2171116** Area: **Sage Hill** Listing Date: **10/05/24** List Price: **\$877,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **4,445 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,388**
 Low Sqft:
 Ttl Sqft: **2,388**

DOM

59
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Garden,Storage** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Electric Oven,Electric Water Heater,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`1" x 17`2"	Living Room	Main	12`11" x 19`0"
Pantry	Main	3`11" x 5`8"	Office	Main	8`11" x 9`1"
Mud Room	Main	9`9" x 6`0"	Dining Room	Main	10`6" x 10`0"
Entrance	Main	6`11" x 10`8"	2pc Bathroom	Main	5`11" x 5`10"
5pc Ensuite bath	Second	10`0" x 10`9"	Bedroom	Second	10`6" x 11`11"

Laundry
Bedroom
Walk-In Closet
Bedroom
Storage
Walk-In Closet

Second
Second
Second
Basement
Basement
Basement

6`2" x 4`11"
11`0" x 11`11"
7`11" x 6`4"
12`4" x 11`1"
8`9" x 3`5"
5`5" x 8`0"

4pc Bathroom
Bonus Room
Bedroom - Primary
4pc Bathroom
Family Room
Bedroom

Second
Second
Second
Basement
Basement
Basement

10`11" x 6`1"
19`0" x 13`7"
11`8" x 13`11"
4`11" x 8`11"
14`11" x 18`5"
9`9" x 10`8"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **1110392**

Zoning: **R-G**

Remarks

Pub Rmks: **"BACK IN THE MARKET DUE TO UNMET CONDITIONS'. Welcome to the house of your dreams!!! This beautiful and elegant house located on a big corner lot in the quiet and relaxing subdivision of Sage Hills, features a stunning open ceiling main entrance with ceramic tile floor and a built-in closet with shoes and coats organizers. On the main floor, there's a spacious office with a built-in shelving unit and double doors. Hardwood floors extend from the office into the kitchen, nook, and living room, where another marvelous built-in unit was placed around the fireplace and accentuated with brick details. The kitchen features a big island with granite countertops and plenty of cabinetry, stainless steel appliances, and a very spacious pantry. The stairs leading to the second floor are beautifully crafted with metal and wood railings and have decorative step spotlights. On the second floor, there are three spacious bedrooms, a full bathroom, the laundry room, and a family room with plenty of natural light; the perfect spot in the house to relax and enjoy with the whole family. All closets in all bedrooms upstairs have built-in shelves and drawers and the primary room has an elegant ensuite with a jetted soaking tub for your relaxation. An additional 810.5 sqft of living space was created in the basement which has an independent entrance on the north side of the house. The basement features two additional rooms (one with a walk-in closet), a full bathroom, and an open space for entertaining and/or exercising. From the nook, there is access to the deck and the beautifully landscaped backyard where you will also find a shed for additional storage. The backyard and front garden are equipped with an automatic irrigation system for your convenience. In the fully insulated garage, you will find enough space for two vehicles and plenty of hangers to store some of your bikes and other sporting equipment. The house also has central vacuum, central air conditioning, and a central sound system on the main floor and bonus room. Do not miss this rare opportunity to own such an incredible house located in an amazing neighborhood with easy access to schools, parks, shopping and dining amenities, and just 20 mins away from Calgary International Airport!!!!**

Inclusions: **None**
Property Listed By: **Royal LePage Benchmark**

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

