



THE
A-TEAM

**RE/MAX
FIRST**

86 SAGE BLUFF Heights, Calgary T3R1T3

MLS®#: **A2173595** Area: **Sage Hill** Listing Date: **10/17/24** List Price: **\$729,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,239 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,196**
 Low Sqft:
 Ttl Sqft: **2,196**

DOM

12
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Oven,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`5" x 11`8"	Dining Room	Main	13`3" x 10`0"
Living Room	Main	19`7" x 12`5"	Bonus Room	Upper	16`0" x 12`9"
Laundry	Upper	5`0" x 8`0"	Bedroom - Primary	Upper	14`3" x 12`11"
Bedroom	Upper	9`4" x 10`2"	Bedroom	Upper	9`4" x 11`2"
2pc Bathroom	Main	0`0" x 0`0"	5pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	10`10" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1710337

Zoning:
R-G

Remarks

Pub Rmks: **RARE 4 BEDROOM 2.5 bath home in the coveted Symons Gate community of Sage Hill. Close to numerous amenities including Walmart Supercentre, Co-Op, Shoppers, T&T, Costco, and H Mart. Located on a quiet street, this brightly lit, spacious and airy home features a chef's dream kitchen with granite countertops, soft close cupboards/drawers, and all stainless steel appliances. A walk through pantry, mud room, and oversized coat closet will provide you with ample storage space. The open concept main floor works perfectly with the large rear facing family room windows which allow maximum natural light to stream in from sunrise to sunset. This home is loaded with upgrades such as triple-paned windows, high ceilings, gas fireplace, premium railings, and pot lights. For ultimate comfort, the home has been outfitted with a HE furnace, high SEER air conditioner, soft water tank and a radon mitigation system. Upstairs you will find a large bonus room along with 4 bedrooms, laundry room, master ensuite and walk in closet, a large linen closet and a Jack and Jill bathroom. The basement is a blank canvas with everything roughed in and upgraded with two large windows; this is the perfect opportunity to design this living space to be exactly how you've always imagined.**

Inclusions:
Property Listed By: **Bode Platform Inc.**

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









