



THE
A-TEAM

**RE/MAX
FIRST**

56 SAGE BANK Link, Calgary T3R 0J9

MLS®#: **A2174530** Area: **Sage Hill** Listing Date: **10/21/24** List Price: **\$619,000**
 Status: **Active** 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: **2,971 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,425**
 Low Sqft:
 Ttl Sqft: **1,425**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 4`6"	Dining Room	Main	15`2" x 10`3"
Kitchen	Main	15`2" x 9`3"	Living Room	Main	12`11" x 13`8"
Office	Main	13`1" x 9`7"	3pc Ensuite bath	Upper	7`8" x 5`0"
4pc Bathroom	Upper	7`7" x 4`11"	Bedroom	Upper	8`8" x 12`4"
Bedroom	Upper	10`0" x 12`5"	Bedroom - Primary	Upper	15`1" x 11`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1014606

Zoning:
R-1N

Remarks

Pub Rmks:

This gorgeous Morrison Home is the award winning "Blakely" model and comes with 3 bedrooms, 2.5 baths plus an office/den and double detached garage. The main level consists of an open floor plan with a tiled front entrance, wrought iron railings and 9' ceilings through-out making this home feel bright and spacious. The gourmet kitchen offers upgraded S/S appliances, granite countertops, tiled backsplashes, dark custom cabinets, a corner pantry plus a large center island that overlooks the separate dining area and large living room that grants access to the back deck/yard. Completing the main floor is a good sized den/office with a large window and a 2pc bath. Upstairs you will find the huge Master bedroom with a walk in closet plus a 3pc ensuite with a gorgeous oversized low step tiled shower. Two additional bedrooms, a 4pc bath and laundry room complete the upper level. The basement awaits your personal touches and comes with high ceilings, rough-in plumbing for a bathroom plus enlarged windows that bring in tons of natural sunlight. Additional Bonuses Include: Central Air Conditioning, H.E Furnace plus rough-in for central vacuum. Completing this immaculate home is a fully fenced/landscaped yard with a huge back deck and Double detached garage. Located close to schools, parks, City transit, major shopping and easy access to main roadways.

Inclusions:
Property Listed By:

N/A
Greater Calgary Real Estate

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









