



THE
A-TEAM

**RE/MAX
FIRST**

130 SAGE HILL Way, Calgary T3R 0H4

MLS®#: **A2176229**

Area: **Sage Hill**

Listing **11/17/24**

List Price: **\$935,000**

Status: **Pending**

County: **Calgary**

Change: **-\$14k, 17-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area
Abv Sqft: **2,560**
Low Sqft:
Ttl Sqft: **2,560**

Lot Information

Lot Sz Ar: **4,596 sqft**
Lot Shape:

DOM

66
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

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

Kitchen Appl: **ENERGY STAR Qualified Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Pantry**
Utilities: **Electricity Connected**

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`6"
Family Room	Main	13`3" x 16`0"
Living Room	Main	16`4" x 14`3"
5pc Ensuite bath	Second	17`0" x 10`11"
Bedroom	Second	13`0" x 13`10"
Family Room	Second	13`0" x 15`9"

Room	Level	Dimensions
Dining Room	Main	13`4" x 9`3"
Kitchen With Eating Area	Main	14`1" x 18`8"
4pc Bathroom	Second	10`3" x 5`1"
Bedroom	Second	10`3" x 11`2"
Den	Second	13`0" x 7`8"
Laundry	Second	4`11" x 8`1"

Bedroom - Primary
Bedroom
Furnace/Utility Room

Second
Basement
Basement

16`1" x 15`0"
12`8" x 12`5"
11`5" x 12`6"

4pc Bathroom
Game Room

Basement
Basement

10`11" x 13`6"
29`11" x 26`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0910314

Zoning:
R-G

Remarks

Pub Rmks:

If quality living is what you seek, this luxurious home awaits you here! Nestled above the serene Sage Hill Ravine, this exquisite FULLY Developed 4 Bedroom/4 Bath 2 Story home offers 3,695 Sqft of premium living space. It showcases numerous upgrades, including BRAND NEW SIDING & SHINGLES, just completed in NOV, 2024, freshly refinished Hardwood floors, completely painted in the last 2 yrs The home features enhanced lighting & electrical systems, a Lutron home system controlling speakers, sound system, power blinds, upgraded windows, dual fireplaces, zoned heating, 9-foot ceilings, central air.& much more. Check the Brouchure for ALL the IMPROVEMENTS! The expansive Island kitchen boasts full-height, oversized custom Maple Cabinetry, Granite Countertops, Stainless appliances, and a luminous kitchen nook, complemented by a second Living Room/Flex room with a charming two-sided Fireplace. The upper level has three bedrooms, with the spacious Master Bedroom providing a tranquil retreat space, large windows offering majestic views of the backyard and the Ravine beyond. The Spa-like 5pc Ensuite features heated tile floors, a jetted tub, and an oversized shower. The cozy BONUS Room is enhanced with extra soundproofing insulation and 9-foot ceilings. The convenience of an upstairs Laundry Room will be appreciated! The FULLY Developed Walkout basement showcases 9-foot ceilings, ample windows, a Generous Family Rec Room, a private Bedroom, and 4 pc Bathroom. Step out to a beautifully manicured, tranquil and backyard Sanctuary, ensuring relaxation without the worry of future construction, and enjoy the wildlife in the expansive Sage Hill Nature Reserve or take a stroll on the winding trails in the Ravine to Sage Hill Lake. The covered Patio area offers another private relaxing spot, complete with a spiral staircase for quick access to your kitchen. The Trex deck & patio features recessed lighting & built-in speakers, enhancing the ambiance. The oversized garage is finished with Polyaspartic floor coating. Situated near a playground & all amenities. And yes, this magnificent home proudly features NEW SIDING and NEW SHINGLES this month!

Inclusions:
Property Listed By:

Garden Shed
Coldwell Banker Ontrack Realty

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









