



THE
A-TEAM

**RE/MAX
FIRST**

89 SAGE HILL Crescent, Calgary T3R 1Y2

MLS®#: **A2177016**

Area: **Sage Hill**

Listing Date: **11/02/24**

List Price: **\$868,800**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 29-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area

Abv Sqft: **2,234**

Low Sqft:

Ttl Sqft: **2,234**

Lot Information

Lot Sz Ar: **3,767 sqft**

Lot Shape:

DOM

49

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot**

Park Feat: **220 Volt Wiring,Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Fire Pit,Lighting,Playground,Private Entrance**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Wood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Smart Home,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 14`3"
Kitchen	Main	18`9" x 13`9"
Mud Room	Main	8`9" x 6`6"
Entrance	Main	8`1" x 6`5"
Bedroom - Primary	Second	12`0" x 14`6"
5pc Ensuite bath	Second	10`7" x 4`11"
Walk-In Closet	Second	5`11" x 5`0"

Room	Level	Dimensions
Dining Room	Main	10`0" x 14`3"
Pantry	Main	5`2" x 5`9"
2pc Bathroom	Main	5`2" x 6`8"
Bonus Room	Second	14`7" x 17`3"
Walk-In Closet	Second	10`7" x 4`11"
Bedroom	Second	11`0" x 11`10"
Bedroom	Second	12`9" x 11`3"

Walk-In Closet
Laundry

Second
Second

5`10" x 4`11"
8`0" x 6`4"

4pc Bathroom

Second

8`0" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111238

Zoning:
R-G

Remarks

Pub Rmks:

This is the dream home you have been waiting for, perfectly timed for the holiday season! This gorgeous, fully upgraded, never-occupied show home from award-winning builder Genesis Homes is located in the beautiful family community of Sage Hill in Northwest Calgary. With show home upgrades, this stunning home sits on a 34-foot lot with a south-facing, landscaped, and fenced backyard that leads to a massive playground and park, complete with a basketball court, all situated in a quiet crescent. The home features oversized windows facing west and south, ensuring it is always filled with natural light. The open-concept main floor boasts 9-foot knockdown ceilings and a dream kitchen equipped with custom cabinets, a large quartz island, stainless steel appliances including a gas range and commercial-style hood fan, and a walk-through pantry for easy grocery unloading. All appliances are Whirlpool, including a built-in microwave. Window coverings with curtain rods are installed throughout the home. Relax in the living room by the cantilevered linear gas fireplace, and enjoy the adjacent dining area that leads to a deck, perfect for entertaining, complete with a gas line for your BBQ. Additional features include upgraded lighting fixtures, central air conditioning, stunning engineered hardwood flooring, and an upgraded railing with wrought iron spindles on the staircase from the main to the second floor. The finished and insulated garage includes a 220V outlet for EV charging. The home is equipped with an Ecobee thermostat and a Level 1 ready smart security system. The upper floor features a loft/bonus room, providing separation from the master and guest/children's bedrooms, ideal for game nights and movie time. The spacious master bedroom overlooks the park and includes a lavish five-piece ensuite with a double sink quartz vanity, a large shower, and a soaker tub. Two additional bedrooms offer generous walk-in closets. Natural light floods the upper floor laundry room, which features new Whirlpool Washer and Dryer, ample shelving, and a window overlooking the front entrance. An above-grade, pressure-treated side entrance leads to an unspoiled basement with 9-foot ceilings and rough-in plumbing, offering about 700 square feet of potential living space, suitable for a kitchen, bath, two bedrooms, and a living area for extended family or a possible legal suite. The fully landscaped front and back yards feature numerous trees, a fire pit with a tiled sitting area, and a sprinkler system. This home has great curb appeal with detailed upgraded exterior features, including a farmhouse elevation and built-in gemstone LED decorative lighting. The community offers extensive pathways, ponds, and natural areas, perfect for outdoor adventures, and is conveniently close to shopping, including big box and boutique options, as well as a variety of restaurants. See History for show home pictures.

Inclusions:
Property Listed By:

N/A
eXp Realty

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











