



THE
A-TEAM

**RE/MAX
FIRST**

6 SAGE BLUFF Heights, Calgary T3R 1W3

MLS®#: **A2177473** Area: **Sage Hill** Listing Date: **11/06/24** List Price: **\$713,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2019**
 Lot Information
 Lot Sz Ar: **2,529 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Garden,Low Maintenance Landscape,Landscaped,Level**
 Park Feat: **Insulated,Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,801**
 Low Sqft:
 Ttl Sqft: **1,801**

DOM

45
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **3**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Private Yard**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bidet,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	19`0" x 13`2"	Kitchen	Main	19`0" x 14`2"
Sunroom/Solarium	Main	9`8" x 9`5"	Foyer	Main	10`3" x 7`8"
Bonus Room	Upper	13`0" x 11`0"	Laundry	Upper	10`1" x 6`2"
Game Room	Basement	19`3" x 9`2"	Furnace/Utility Room	Basement	12`2" x 9`1"
Bedroom - Primary	Upper	13`11" x 12`0"	Walk-In Closet	Upper	7`9" x 4`11"
Bedroom	Upper	10`0" x 9`8"	Bedroom	Upper	10`0" x 9`5"

Bedroom
5pc Ensuite bath
3pc Bathroom

Basement
Upper
Basement

13`7" x 8`7"
0`0" x 0`0"
0`0" x 0`0"

2pc Bathroom
4pc Bathroom

Main
Upper

0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1812498

Remarks

Pub Rmks:

UPGRADES GALORE in this gorgeous move-in ready home with a **FINISHED WALKOUT BASEMENT** and an **ENCLOSED SUNROOM!** Great curb appeal with **EPOXY** on the **EXTRA WIDE DRIVEWAY** that continues into the **INSULATED AND DRYWALLED GARAGE**. A private foyer with built-ins greets you upon entry. The main floor is the perfect combination of style and function with **CLEVER BUILT-INS** throughout, gleaming **LUXURY PLANK VINYL FLOORING** and a bright and open design. Culinary adventures await in the **CHEF'S DREAM KITCHEN** featuring full-height cabinets, stainless steel appliances, **A GAS STOVE**, an enclosed pantry, a garburator, a large centre island and a built-in appliance counter or handy tech desk. The upper and lower cabinetry extends into the dining room for tons of storage for all of your serving and lesser used items. Patio sliders lead to the enclosed sunroom with a **GAS LINE** for barbequing in any weather. Sit back and relax in front of the **BUILT-IN MEDIA CENTRE** in the living room with an included TV and mount to easily watch movies or binge your favourite show. Grand **VAULTED CEILINGS** adorn the upper level bonus room. This amazing extra space has loads of built-ins to hide away kid's toys, and games or would make a wonderful home office. The primary bedroom is a spacious retreat at the end of the day with a **LARGE WALK-IN CLOSET** equipped with wood shelving and a **LAVISH 5-PIECE ENSUITE** boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms are good sized and share the 4-piece bathroom. Laundry with a sink and storage is also on this level for ultimate convenience. The **FULLY FINISHED WALKOUT** basement was completed with permits and passed inspection. Enjoy your downtime in the large rec room with ample space for everyone to gather. A 4th bedroom and another full bathroom are perfect for guests. Walk out to the **COVERED PATIO** and unwind while kids and pets play in the yard with low-maintenance synthetic grass that you don't have to mow! Lovely vegetable gardens in the spring and summer too! Additional upgrades include a **CENTRAL VACUUM SYSTEM**, **BIDETS ON ALL THE TOILETS** and exterior **GEMSTONE LIGHTING**. Ideally located within this **YOUNG AND VIBRANT NEIGHBOURHOOD**. An extensive pathway winds throughout the community travelling by charming ponds and tranquil natural areas. A wealth of parks and every amenity, big box stores and diverse restaurants ensure everything you need is close at hand. Truly an unsurpassable location for this stunning home!

Inclusions:
Property Listed By:

TV mount and TV
eXp Realty

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









