



THE
A-TEAM

**RE/MAX
FIRST**

74 SAGE HILL Lane, Calgary T3R2B3

MLS® #: **A2177956**

Area: **Sage Hill**

Listing Date: **11/07/24**

List Price: **\$634,900**

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: **2024**

Lot Information
Lot Sz Ar: **2,852 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane, Private**
Park Feat: **Parking Pad**

Finished Floor Area
Abv Sqft: **1,606**
Low Sqft:
Ttl Sqft: **1,606**

DOM

44
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey, Side by Side**

Parking
Ttl Park: **2**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Built-in Features, Crown Molding, Double Vanity, High Ceilings, Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`10" x 4`11"	Den	Main	5`1" x 5`11"
Dining Room	Main	13`1" x 10`3"	Kitchen	Main	11`1" x 11`6"
Living Room	Main	12`0" x 20`0"	4pc Bathroom	Upper	8`3" x 4`11"
5pc Ensuite bath	Upper	4`9" x 10`11"	Bedroom	Upper	8`3" x 13`6"
Bedroom	Upper	8`6" x 10`0"	Family Room	Upper	12`6" x 12`3"

Bedroom - Primary

Upper

11`9" x 13`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310483

Zoning:
R-Gm

Remarks

Pub Rmks: **Presenting a stunning new semi-detached residence in the charming community of Sage Hill, just moments away from a bustling shopping plaza and convenient transit options. Inside, the impeccably designed interior showcases a sophisticated designer flair. The main floor features an open-concept layout seamlessly connecting the living room, dining area, and kitchen, ideal for hosting gatherings. The kitchen is equipped with full-height cabinetry, a spacious breakfast bar island, subway tile backsplash, stainless steel appliances. Additionally, a main floor den, mudroom, and powder room complete this level. Upstairs, indulge in a bonus room perfect for entertainment, alongside three generously sized bedrooms. The luxurious primary suite boasts a sizable walk-in closet and a 4-piece ensuite bathroom. The basement features a separate entrance, 9-foot ceilings, and rough-ins for a wet bar sink and 3-piece bathroom. Located in a vibrant neighborhood with extensive pathways, parks, and amenities, this home provides the ultimate blend of comfort and convenience. Don't miss this extraordinary opportunity!**

Inclusions: **None**
Property Listed By: **Real Broker**

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









