



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**483 SAGE HILL Road, Calgary T3R 2A6**

MLS®#: **A2179726**

Area: **Sage Hill**

Listing Date: **11/18/24**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 29-Jan**

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: **2,572 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Lane,Back Yard,City Lot,Cleared,Front Yard,Level,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Finished Floor Area  
Abv Sqft: **1,605**  
Low Sqft:  
Ttl Sqft: **1,605**

DOM

**75**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey,Side by Side**

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	5`4" x 5`2"
2pc Bathroom	Main	5`2" x 5`4"
Dining Room	Main	13`1" x 9`11"
Office	Main	5`0" x 5`11"
Walk-In Closet	Upper	5`0" x 4`7"
Bedroom	Upper	8`0" x 13`6"
Bonus Room	Upper	12`4" x 14`0"

Room	Level	Dimensions
Entrance	Main	5`2" x 6`2"
Kitchen	Main	11`4" x 15`11"
Living Room	Main	11`6" x 16`3"
Bedroom - Primary	Upper	11`6" x 14`2"
4pc Ensuite bath	Upper	5`0" x 11`0"
Bedroom	Upper	8`6" x 10`0"
3pc Bathroom	Upper	8`0" x 5`0"

Laundry

Upper

5`3" x 4`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2211167**

Zoning:  
**R-Gm**

Remarks

Pub Rmks: **Welcome to this amazing brand new 2 storey semi-detached home in the popular community of Sage Hill. Upon entering, the main level features an open concept floor plan connecting the living room, dining area, and kitchen with 9 foot ceilings. The kitchen offers full-height cabinetry, a large breakfast island, modern tile backsplash, and stainless steel appliances. Additionally a main floor tech room, mudroom, and powder room completes this level. Upstairs, enjoy a center bonus room for entertainment, along with three spacious bedrooms, 2 full bathrooms and an upper floor laundry room. The luxurious primary suite features a large walk-in closet and 4-piece ensuite. The basement comes with a separate entrance, 9-foot ceilings, and rough-ins for a kitchen sink and 3-piece bathroom. The west facing backyard is perfect for a family gathering. A 20'\*20' detached double garage and one side fence is included. Located in a thriving neighborhood with numerous walking paths, beautiful parks, shopping centers, a transit hub and other amenities, this home offers a comfortable and convenient living experience. Don't miss out on this exceptional opportunity! Book your showings today!**

Inclusions: **Garage Controls. A 20'\*20' Detached Double Car Garage.**

Property Listed By: **MaxWell Capital Realty**

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

















