



THE A-TEAM

RE/MAX FIRST

39 SAGE HILL Lane, Calgary T3R 2B3

MLS@#: A2180990 Area: Sage Hill Listing Date: 11/27/24 List Price: \$668,888
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: 2,475 sqft
Lot Shape:
Access:
Lot Feat: Other
Park Feat: Off Street

DOM

56
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, Natural Gas
Sewer:
Ext Feat: None
Construction: Vinyl Siding
Flooring: Carpet, Laminate, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Microwave, Refrigerator
Int Feat: Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Office, Kitchen, Bathroom, Walk-In Closet, Family Room, Bedroom, and 4pc Bathroom with their respective levels and dimensions.

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-Gm**

**2310483**

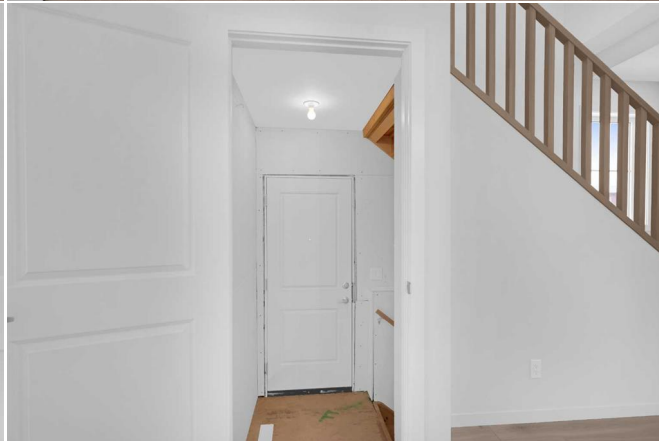
Remarks

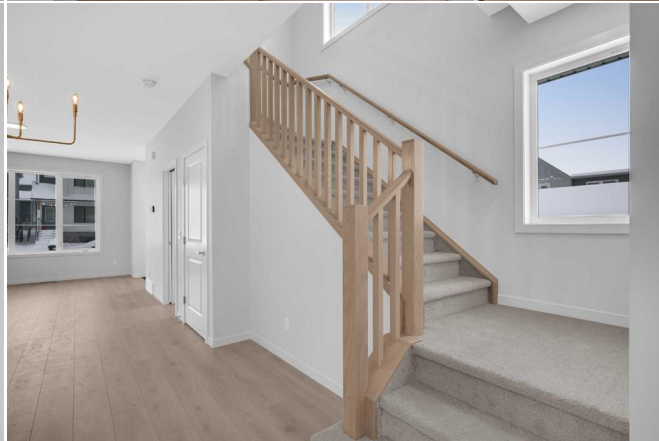
Pub Rmks: **Welcome to 39 Sage Hill Lane NW, a stunning and contemporary brand-new semi-detached home located in the highly sought-after community of Sage Hill. Offering over 1,609 sq ft of thoughtfully designed living space, this 2024-built home combines style, functionality, and convenience for modern living. Step inside to discover a bright and open floor plan featuring luxury laminate flooring and ample natural light throughout. The spacious living room is perfect for relaxing or entertaining and flows seamlessly into the dining area and a modern kitchen. The kitchen is equipped with stainless steel appliances, quartz countertops, plenty of cabinets, and a large island for meal prep or casual dining. A convenient 2-piece powder room and a versatile main-floor office add to the functionality of this level. Upstairs, you'll find 3 generously sized bedrooms, including the luxurious primary bedroom with a large walk-in closet and a private 5-piece ensuite, complete with a soaker tub and dual vanities. A cozy family room provides additional space for lounging or movie nights. Two more bedrooms share a 4-piece bathroom, convenience for everyday living. This home features off-street parking for two vehicles, modern finishes throughout, and a prime location close to parks, shopping, and all the amenities Sage Hill has to offer. Don't miss this opportunity to own a brand-new home in one of Calgary's most desirable neighborhoods! Undeveloped Basement with 9ft ceiling, larger windows, kitchen & 3 piece washroom rough ins, having a separate corner street side entrance. Property is zoned RG-M, which allows potential secondary suite development.**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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











**39 Sage HI Ln NW, Calgary, AB**

Main Floor Exterior Area 773.23 sq ft  
Interior Area 712.80 sq ft



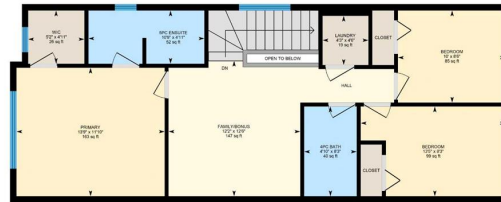
PREPARED: 2024/1/24



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**39 Sage HI Ln NW, Calgary, AB**

Upper Floor Exterior Area 529.72 sq ft  
Interior Area 752.03 sq ft  
Excluded Area 5.54 sq ft



PREPARED: 2024/1/24



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