



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: **\$648,888**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 10-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,609

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,609

Lot Information

Lot Sz Ar:

2,475 sqft

Lot Shape:

DOM

87

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Other

Park Feat:

Off Street

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

Room	Level	Dimensions
Office	Main	4`10" x 5`11"
Kitchen	Main	11`1" x 14`9"
2pc Bathroom	Main	4`9" x 4`11"
Walk-In Closet	Upper	4`11" x 5`2"
Family Room	Upper	12`6" x 12`2"
Bedroom	Upper	8`3" x 13`5"
4pc Bathroom	Upper	8`3" x 4`10"

Room	Level	Dimensions
Living Room	Main	11`9" x 15`9"
Dining Room	Main	13`1" x 11`4"
Bedroom - Primary	Upper	11`10" x 13`9"
Laundry	Upper	4`6" x 4`3"
Bedroom	Upper	8`6" x 10`0"
5pc Ensuite bath	Upper	4`11" x 10`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

2310483

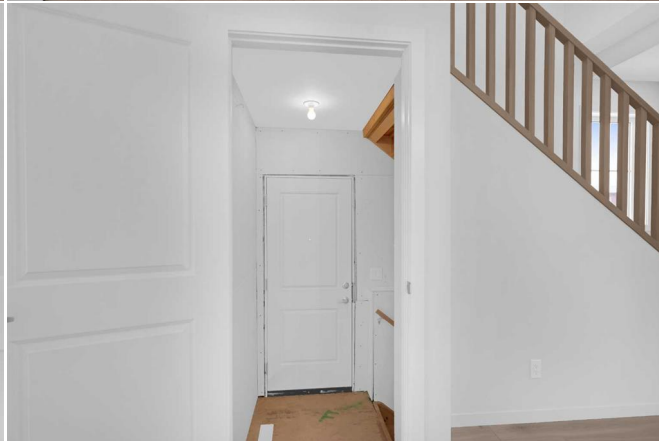
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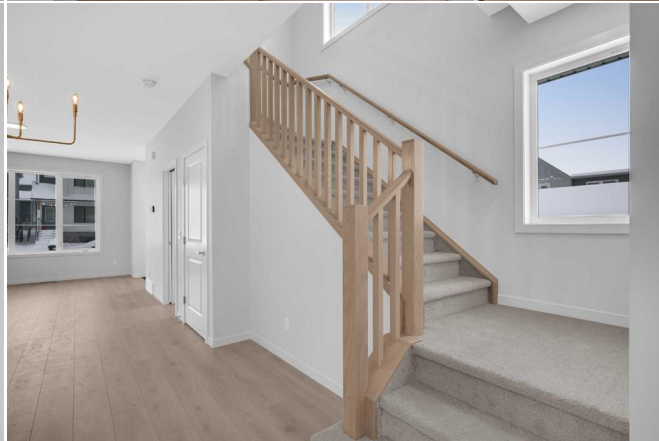
Pub Rmks: **Welcome to 39 Sage Hill Lane NW, a stunning and contemporary brand-new semi-detached home located in the highly sought-after community of Sage Hill. Offering over 1,609 sq ft of thoughtfully designed living space, this 2024-built home combines style, functionality, and convenience for modern 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



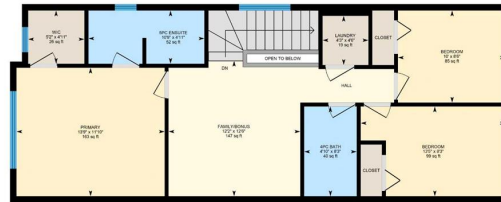
PREPARED: 2024/1/24



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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