



THE
A-TEAM

**RE/MAX
FIRST**

50 SAGE HILL Way, Calgary T3R 0H5

MLS®#: **A2182357**

Area: **Sage Hill**

Listing Date: **12/06/24**

List Price: **\$938,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar: **4,596 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,657**
Low Sqft:
Ttl Sqft: **2,657**

DOM

15
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Environmental Reserve,No Neighbours Behind,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction: **Mixed**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Built-in Features,Central Vacuum,Chandelier,Crown Molding,Jetted Tub,Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`10" x 8`0"
Family Room	Second	13`2" x 23`10"
Bedroom	Second	12`11" x 17`5"
Bedroom	Second	10`3" x 10`11"
Bedroom	Basement	12`9" x 12`5"
5pc Bathroom	Second	10`2" x 4`11"
Sunroom/Solarium	Basement	10`9" x 14`8"

Room	Level	Dimensions
Family Room	Main	11`5" x 17`0"
Bedroom - Primary	Second	12`0" x 15`0"
5pc Ensuite bath	Second	17`0" x 17`7"
Bedroom	Basement	11`1" x 17`7"
4pc Bathroom	Basement	4`9" x 8`7"
2pc Bathroom	Main	4`8" x 4`6"
Kitchen	Main	14`0" x 19`7"

Title:
Fee Simple
Legal Desc:

0910314

Zoning:
R-G

Remarks

Pub Rmks:

ELEGANT CUSTOM RESIDENCE WITH WALKOUT BASEMENT & SERENE ENVIRONMENTAL RESERVE VIEWS! This exquisite property built by Greenboro homes boasts over 3600 sqft of impressive array of upscale features, including: - A gourmet kitchen with a sprawling 11' centre island, rich maple cabinetry, and superior-grade appliances - The crowning glory is the lavish 5-piece master ensuite, complete with a rejuvenating jacuzzi tub and spa-inspired amenities - the ultimate sanctuary for relaxation and rejuvenation. - Bonus room includes built-in home theatre with sound-proof walls in all bedrooms upstairs. - House features two gas fireplaces, a double-sided on main level and, second fireplace in the Bonus/Family Room upstairs. - Some key noteworthy upgrades include, California slate tiles, hardwood flooring, built-in desks, AIR-CONDITIONING unit, heated & insulated garage, Hunter Douglas blinds and the list goes on (come see it to believe it). - High ceilings in the beautifully finished WALKOUT basement with independent thermostat - Spacious bedrooms with WALK-IN closets. - Newer Dual Controlled FURNACE (2019), and Hot Water Tank (2020). Nestled against a picturesque environmental reserve, this stunning property offers a tranquil retreat from the stresses of everyday life. Don't miss this exceptional opportunity to own a truly unique and luxurious residence!

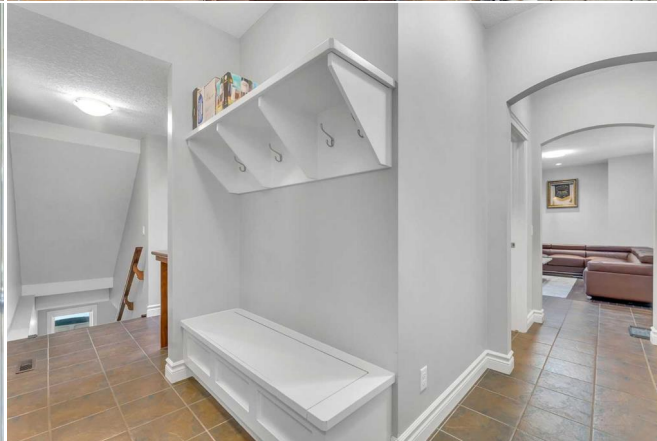
Inclusions:
Property Listed By:

NA
eXp Realty

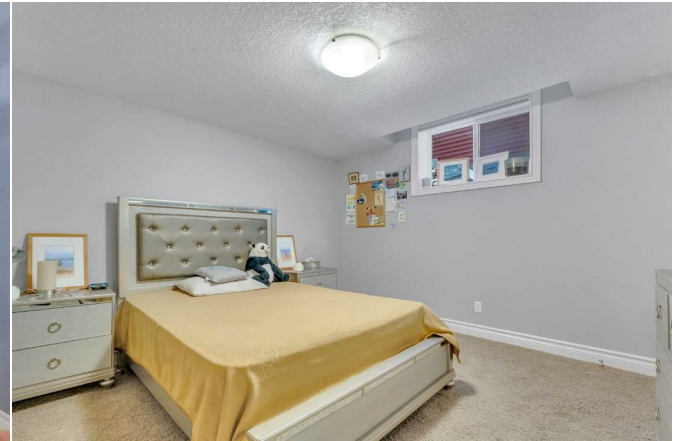
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











50 Sage Hill Way NW, Calgary, AB

Main Floor Exterior Area 1187.21 sq ft
Interior Area 1151.88 sq ft
Excluded Area 512.81 sq ft



50 Sage Hill Way NW, Calgary, AB

1st Floor Exterior Area 1475.83 sq ft
Interior Area 1386.90 sq ft
Excluded Area 152.91 sq ft



50 Sage Hill Way NW, Calgary, AB

Basement (Below Grade) Exterior Area 1113.37 sq ft
Interior Area 1028.21 sq ft
Excluded Area 178.31 sq ft

