



THE A-TEAM

RE/MAX FIRST

43 SAGE HILL Lane, Calgary T3R 2B3

MLS®#: A2183075 Area: Sage Hill Listing Date: 12/10/24 List Price: \$649,888
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

Finished Floor Area
Abv Sqft: 1,608
Low Sqft:
Ttl Sqft: 1,608

DOM

43
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: None
Construction: Vinyl Siding
Flooring: Carpet, Laminate, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Microwave, Refrigerator
Int Feat: Double Vanity, Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Kitchen, Office, Family Room, Bedroom, 4pc Bathroom and Dining Room, Living Room, Bedroom - Primary, Bedroom, 5pc Ensuite bath.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

2310483

Remarks

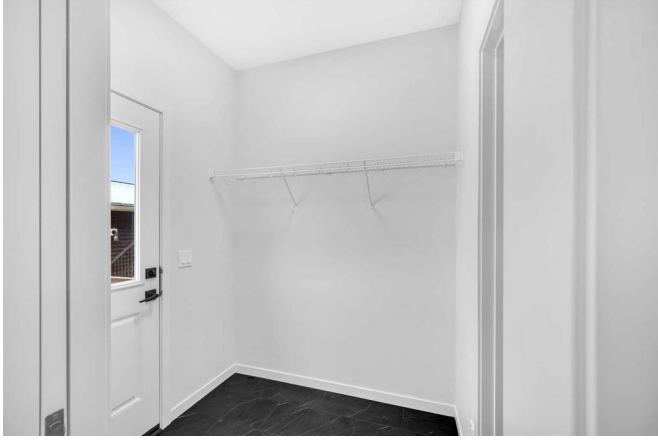
Pub Rmks: **Welcome to 43 Sage Hill Lane NW, a brand-new 2024-built semi-detached home in the sought-after community of Sage Hill. This modern duplex offers 1,608 square feet of functional living space spread across two levels, making it an ideal choice for families or professionals seeking a blend of style and comfort. The main floor features an open-concept design with a spacious living room, a bright dining area, and a well-equipped kitchen boasting a double vanity, stainless steel appliances, an electric stove, a microwave, and a refrigerator. Additionally, the main floor includes a versatile office space and a convenient two-piece bathroom. The upper level is thoughtfully designed to cater to your family's needs. The primary bedroom is a serene retreat with a private five-piece ensuite bathroom and ample closet space. Two additional bedrooms, a cozy family room, and a four-piece bathroom complete this level, providing plenty of room for everyone to enjoy. The full unfinished basement with a separate entrance offers endless potential, whether you envision additional living space, a home gym, or an income-generating suite. The home also includes off-street parking for two vehicles and is situated on a 2,475-square-foot lot with easy access to nearby parks, shopping, and other community amenities. This is your chance to own a beautifully crafted home in a growing neighborhood. Schedule your private showing today!**

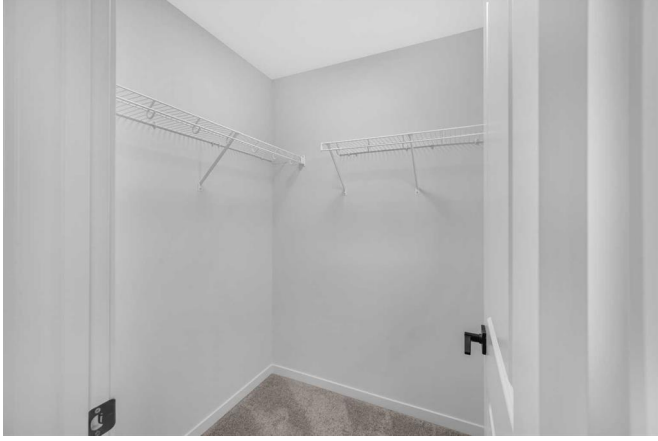
Inclusions: **N/A**
Property Listed By: **eXp Realty**

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













43 Sage Hi Ln NW, Calgary, AB

Main Floor Exterior Area 739.43 sq ft
Interior Area 108.15 sq ft

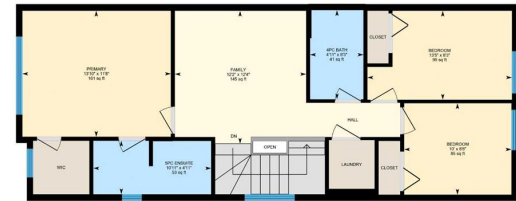


0 4 8 ft PREPARED: 2024/10/07

White 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.

43 Sage Hi Ln NW, Calgary, AB

Upper Floor Exterior Area 839.23 sq ft
Interior Area 374.48 sq ft
Excluded Area 3.50 sq ft



0 4 8 ft PREPARED: 2024/10/07

White 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.

