



THE
A-TEAM

**RE/MAX
FIRST**

12 SAGE BANK Road, Calgary T3R 0J7

MLS®#: **A2184002**

Area: **Sage Hill**

Listing Date: **12/18/24**

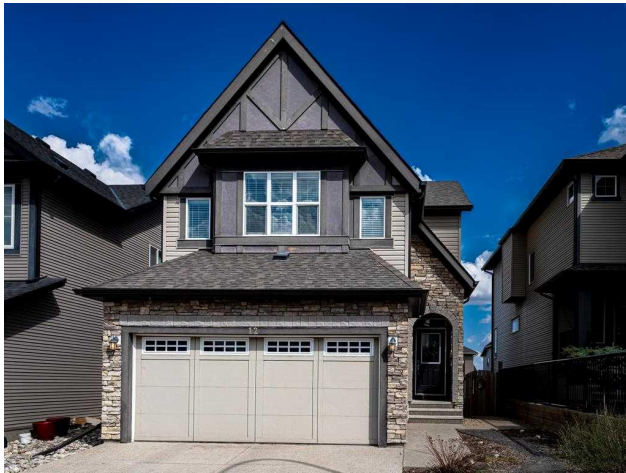
List Price: **\$735,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar: **3,875 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Garden,Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

3
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 15`3"	Dining Room	Main	9`11" x 11`0"
Kitchen	Main	9`11" x 13`4"	Mud Room	Main	4`2" x 7`6"
Entrance	Main	13`2" x 5`11"	2pc Bathroom	Main	2`11" x 7`6"
Walk-In Closet	Upper	4`3" x 8`4"	Bedroom	Upper	10`0" x 9`9"
4pc Bathroom	Upper	8`9" x 4`11"	Bedroom	Upper	9`6" x 10`0"

Laundry
5pc Ensuite bath

Upper
Upper

8`9" x 7`9"
10`0" x 13`3"

Bonus Room
Bedroom - Primary
Legal/Tax/Financial

Upper
Upper

17`11" x 12`5"
12`7" x 11`11"

Title:
Fee Simple
Legal Desc:

1014606

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to Sage Hill—one of Calgary's fastest-growing communities, perfectly blending natural beauty with urban convenience! This stunning home boasts elegant stone siding and rich hardwood flooring throughout the main level, creating a warm and inviting atmosphere. The spacious dining and living areas are filled with natural light, granite countertops, enhanced by soaring 9-foot ceilings. Meticulously maintained, this home is move-in ready with thoughtful updates, including a brand-new stove and water tank. The upper level features a giant bonus room with vaulted ceilings, perfectly positioned to enjoy west-facing views, making it the ideal space for relaxing family afternoons. The master bedroom offers breathtaking views of Calgary's scenic landscapes, while the beautifully landscaped backyard awaits a new bloom-filled summer. This home is ready to welcome its next proud owner. Don't miss your chance to see it—call to book your private showing today!

Inclusions:
Property Listed By:

N/A
Homecare Realty Ltd.

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

