



THE
A-TEAM

**RE/MAX
FIRST**

15 SAGE BANK ROAD , Calgary T3R0J7

MLS®#: **A2184868**

Area: **Sage Hill**

Listing Date: **01/05/25**

List Price: **\$649,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Finished Floor Area
Abv Sqft: **1,466**
Low Sqft:
Ttl Sqft: **1,466**

DOM

4
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **3,648 sqft**
Lot Shape:

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`2" x 5`1"
Dining Room	Main	9`0" x 10`2"
Laundry	Main	7`10" x 5`2"
3pc Ensuite bath	Upper	7`5" x 8`5"
Bedroom	Upper	11`10" x 10`0"
Bedroom - Primary	Upper	14`0" x 12`1"
Walk-In Closet	Upper	4`8" x 4`5"

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`2"
Kitchen	Main	16`11" x 13`1"
Living Room	Main	12`0" x 14`3"
4pc Bathroom	Upper	5`4" x 8`6"
Bedroom	Upper	12`1" x 9`1"
Walk-In Closet	Upper	4`8" x 4`1"
Walk-In Closet	Upper	3`8" x 9`3"

3pc Bathroom
Game Room
Storage

Basement
Basement
Basement

8`9" x 5`6"
19`11" x 16`7"
3`1" x 5`4"

Office
Storage
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement
Basement

7`2" x 13`0"
3`1" x 4`11"
8`11" x 7`2"

Title:
Fee Simple
Legal Desc:

1014606

Zoning:
R-G

Remarks

Pub Rmks:

BEAUTIFUL FULLY FINISHED two story home on QUIET street in Sage Hill. SUNNY west - landscaped & fenced backyard. BRIGHT and OPEN main floor plan featuring GREAT ROOM concept with gas FIREPLACE and HARDWOOD FLOORING - OPEN kitchen with island and full compliment of NEW appliances - Cooking Range (2023), Refrigerator (2023), Dishwasher (2023), Air Condition (2023) and NEW Countertop PLUS eating area with PATIO door to deck and back yard - MAIN floor laundry and a two-piece powder room. Upstairs features a SPACIOUS master bedroom with walk-in closet & 3 piece ensuite bathroom. Also two nice sized bedrooms with walk-in closets and a large 4 piece bathroom. Lower level feature LARGE family room - 3 pce bathroom and a COMPUTER area. Sage Hill a wonderful family-oriented community in North Calgary with easy access to Stoney Trail and surrounded by amenities, parks, pathway, shops, restaurants and public transportation. Don't miss out - CHECK - it - OUT !!

Inclusions:
Property Listed By:

None
URBAN-REALTY.ca

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









