



THE
A-TEAM

**RE/MAX
FIRST**

68 SAGE BLUFF Road, Calgary T3R 1T1

MLS®#: **A2188193**

Area: **Sage Hill**

Listing Date: **01/20/25**

List Price: **\$679,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,819

Year Built:

2017

Low Sqft:

Ttl Sqft:

1,819

Lot Information

Lot Sz Ar:

2,658 sqft

Lot Shape:

DOM

12

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped,See Remarks

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Ceiling Fan(s),Kitchen Island,Open Floorplan,Pantry,See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`1" x 10`7"	Dining Room	Main	12`7" x 8`2"
Kitchen	Main	12`7" x 10`11"	Pantry	Main	2`9" x 2`8"
Balcony	Main	8`11" x 7`3"	2pc Bathroom	Main	5`8" x 5`2"
Hall	Main	13`7" x 10`11"	Foyer	Main	6`9" x 6`3"
Bedroom - Primary	Third	15`2" x 11`0"	Walk-In Closet	Third	7`7" x 5`8"
Hall	Third	7`7" x 4`6"	4pc Ensuite bath	Third	9`2" x 5`1"
Bedroom	Level 4	17`0" x 8`11"	Bedroom	Level 4	13`0" x 9`10"
Walk-In Closet	Level 4	5`3" x 4`9"	Laundry	Level 4	7`9" x 5`11"
4pc Bathroom	Level 4	7`11" x 5`9"	Bonus Room	Level 4	15`10" x 15`1"
Bedroom	Basement	12`7" x 9`10"	Game Room	Basement	29`8" x 13`5"

4pc Bathroom
Pantry

Basement
Main

8`1" x 5`4"
4`0" x 2`8"

Hall

Basement

16`10" x 7`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1710337

Remarks

Pub Rmks: **Open house Sat Feb 1st Noon - 3 p.m. & Sun Feb 2nd Noon - 3 p.m. Come home to this gorgeous 4-level duplex, recently built, in the desirable award-winning community of Symons Gate. This unique 4-bed, 3.5-bath Brookfield-built residence is well-designed with a separate master bed, walk-in closet and ensuite bath on the second level and 2 beds, bath and bonus room on the top level. Expert planning continues with the lovely light filled main floor where you'll find a great room, kitchen, dining and half bath. Curb appeal involves a poured concrete 2-car driveway, attached garage and private covered front porch. With economical forced air natural gas, central air conditioning, a fully-fenced landscaped backyard with stylish concrete patio and large walk-out deck, all appliances (fridge, stove, dishwasher, microwave, dryer, washer) included and the convenience of nearby amenities, this beautiful home checks all the boxes. And, that's not all! The basement reveals a brand, a fully-finished 1-bed, 1-bath illegal secondary suite with a walkout entrance, a perfect mortgage helper to lease or rent, or to accommodate extended family. 68 SAGE BLUFF ROAD NW is certainly a must-see property! Please check out the virtual tour of this beautiful property.**

Inclusions:
Property Listed By:

NA
CIR Realty

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









