



THE
A-TEAM

**RE/MAX
FIRST**

61 SAGE BLUFF Rise, Calgary T3R 1T4

MLS®#: **A2192443** Area: **Sage Hill** Listing Date: **02/13/25** List Price: **\$809,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **4,789 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,050**
 Low Sqft:
 Ttl Sqft: **2,050**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Fruit Trees/Shrub(s),Low Maintenance Landscape,No Neighbours Behind,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **BBQ gas line,Fire Pit,Storage**

Construction: **Shingle Siding**
 Flooring: **Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Washer,Window Coverings**
 Int Feat: **Bidet,Double Vanity,Jetted Tub,Kitchen Island,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`7" x 15`2"	Bedroom	Second	8`10" x 12`5"
Bedroom	Second	8`9" x 12`5"	Bedroom	Basement	10`9" x 12`7"
2pc Bathroom	Main	5`0" x 5`0"	5pc Ensuite bath	Second	9`11" x 9`9"
4pc Bathroom	Second	4`11" x 10`10"	3pc Bathroom	Basement	4`11" x 7`8"
Living Room	Main	13`0" x 15`6"	Dining Room	Main	10`0" x 13`0"
Laundry	Second	5`2" x 7`4"	Entrance	Main	7`7" x 5`5"
Kitchen	Main	14`7" x 9`9"	Pantry	Main	5`4" x 5`4"

**Mud Room
Bonus Room**

**Main
Second**

**4`10" x 5`4"
15`1" x 12`11"**

**Walk-In Closet
Family Room**
Legal/Tax/Financial

**Second
Basement**

**9`9" x 5`0"
10`3" x 22`2"**

Title:
Fee Simple
Legal Desc:

1710337

Zoning:
R-G

Remarks

Pub Rmks:

This is a beautifully appointed 2-storey home with a builder-developed walkout basement. The fully upgraded home features 3 bedrooms upstairs with a central bonus room and an upper floor laundry room. The master bedroom is spacious with a wide window. The 5-piece master ensuite features heated flooring, a jetted tub, an upgraded toilet with a heated seat and bidet, and a large, tiled shower. The master walk-in closet is fully upgraded with all wood shelving and a large 10-drawer chest. The two secondary bedrooms are spacious with lots of natural light, and all bedroom closets come with custom wood shelving. Downstairs, the kitchen has a 9ft island with an upgraded double sink, upgraded cabinetry, countertops, and gorgeous hardwood flooring throughout the main floor. There is a spacious pantry and a mudroom that leads to the double garage. The powder room has a beautiful light fixture, upgraded tile, and vanity. The bright and open living room has large windows looking into the backyard, featuring an electric fireplace and a beautiful, stained oak mantle. The dining area features a stunning light fixture and can easily accommodate a large dining table. The French door leads to the enclosed 12 x 14 deck. In the basement, you'll find an oversized bedroom with huge windows looking out to the fully fenced backyard, a full bathroom with a shower, and an open rec area that leads to the large walkout patio and the beautiful backyard that comes with a fire pit. This home features a stunningly landscaped, low-maintenance front yard and backyard with a total of over 30 mature perennials, including trees, shrubs, flowering, and fruit plants. The backyard is every gardener's dream, with a 10 x 8 shed and an 8 x 12 greenhouse. The owners also installed a premium Trane 16 Seer 3-ton AC. The house comes with a gas line to the deck and the basement patio. The fenced side entrance has concrete stairs all the way to the patio in the backyard. This house shows its owner's pride in every detail and maintenance. It is a must-see to truly appreciate its beauty in the quiet and small community of Symons Gate.

Inclusions:
Property Listed By:

**Green House, Garden Shed, Fire Pit
URBAN-REALTY.ca**

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









