



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**95 SAGE HILL Lane, Calgary T3R 2B3**

MLS®#: **A2194711**

Area: **Sage Hill**

Listing Date: **02/14/25**

List Price: **\$759,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **2,863 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,606**

Low Sqft:

Ttl Sqft: **1,606**

DOM

**8**

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Landscaped**  
Park Feat: **Double Garage Detached,Garage Door Opener**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Washer/Dryer,Window Coverings**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`2" x 10`11"	Living Room	Main	10`11" x 15`6"
Kitchen	Main	11`4" x 14`11"	Mud Room	Main	5`5" x 6`2"
2pc Bathroom	Main	5`5" x 4`10"	Office	Main	4`11" x 6`0"
Bedroom - Primary	Upper	11`0" x 14`1"	Bedroom	Upper	8`1" x 13`3"
Bedroom	Upper	8`8" x 9`10"	Living Room	Upper	12`2" x 12`1"

5pc Ensuite bath  
Walk-In Closet  
Bedroom  
Furnace/Utility Room  
4pc Bathroom

Upper  
Upper  
Suite  
Basement  
Suite

4`11" x 6`0"  
5`0" x 4`11"  
9`5" x 10`10"  
10`1" x 6`7"  
5`0" x 7`8"

4pc Bathroom  
Living Room  
Kitchen  
Laundry

Upper  
Suite  
Suite  
Suite

8`1" x 4`8"  
12`3" x 14`1"  
8`8" x 10`4"  
7`7" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **2310483**

Zoning:  
**R-Gm**

Remarks

Pub Rmks: **Welcome to 95 Sage Hill Lane beautifully built by Calbridge Homes. This Single Family Corner Lot design offers high end finishes blended with open concept living with over 2,200+ Square Feet. This home also provides a fully developed Legal Suite Basement Development built through the developer! This corner lot home was exceptionally crafted & designed with extra windows across all floors to capitalize on South Backing and East/West Siding Exposures to maximize natural lighting throughout. The main floor features an expansive and open concept design with a large living room anchored by the built-in Fireplace, and the sleek and upgraded kitchen offering shaker style cabinets, black accented fixtures, quartz counter tops, and stainless steel appliances. This home also offers a dedicated dining room placement as well a custom built main floor office nook off the living room for perfect work from home capabilities! The upper floor of this home offers 3 spacious bedrooms + additional bonus room, perfect for working professionals or growing families. The primary ensuite has been upgraded to a full walk-in shower with dual vanities as well as offering a full and generous walk-in closet. and upper floor laundry. The Legal Suite for this home is a brilliant feature and provides a fantastic rental opportunity, or option for extended family living. This separate and self contained unit has its own private entrance and comes complete with a fully upgraded kitchen, a cozy living room , separate laundry facilities, and large one bedroom design with full bathroom. This home was meticulously designed to maximize square footage while also providing bright and spacious interiors with large windows across all floors, fully modernized appliances and interior finishes and additional bonus rooms and flex spaces for maximum living. This prime corner lot location has it all: amazing curb appeal, a fully built double car detached garage, full basement legal suite, and sleek and modernized color packages. The community of Sage Hill offers great access to nearby boutique shopping and restaurants at Sage Hill Plaza and Beacon Hill, and quick access to major thoroughfares for ease of commute across the city. Book your showing today and come find out what makes Sage Hill a terrific place to call home!**

Inclusions: **none**  
Property Listed By: **RE/MAX House of Real Estate**

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



















