

\$699,000 - 570 Sage Hill Road Nw, Calgary

MLS® #A2074767

\$699,000

5 Bedroom, 4.00 Bathroom, 1,358 sqft
Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

OPEN HOUSE AUG 26 (1 PM to 4 PM), &
AUG 27 (1 PM to 4 PM) ****NO CONDO FEES!!**
****TONS OF UPGRADES**** - ****DOUBLE CAR**
GARAGE ** - ****LEGAL BASEMENT SUITE****

Welcome to 570 Sage Hill Road NW, where luxury living meets convenience. This stunning end unit townhome is a true gem that features a 3 Bed, 2.5 Bath and Fully developed LEGAL 2 BEDROOM Basement Suite. The main floor welcomes you with a bright and open floor plan, featuring a spacious living room, a convenient 2-piece bathroom, a well-appointed kitchen with an island, and a formal dining area. This layout is perfect for both entertaining guests and everyday family living. The gourmet kitchen with stainless steel appliance package, quartz countertops and custom cabinetry including soft close doors and drawers that also has access to the side yard, backyard and double detached garage. As you move to the upper floor, you'll discover the upgraded stunning wrought iron spindle railing that leads to your own Master bedroom retreat, as well as two other bedrooms and the laundry room for added convenience on 2nd floor. The Legal basement suite downstairs offers separate entrance, 2 large bedrooms, full kitchen, living area, 9'™ ceilings, huge windows, LVP flooring and in-suite laundry. The double detached garage provides ample space for parking and storage, making it ideal for families with multiple vehicles. The basement suite is done legally through with separate furnace, water tank and all separate



570 Sage Hill Rd NW, Calgary, AB

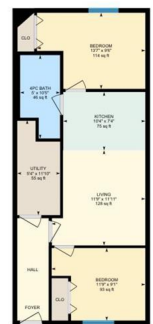
Main Building: Total Interior Area Above Grade 1357.64 sq ft



Main Floor
Interior Area 685.92 sq ft



1st Floor
Interior Area 671.72 sq ft



Basement (Below Grade)
Interior Area 614.84 sq ft



controls. This property is located in a desirable one of the best neighbourhoods of NW Calgary that is close to schools, parks, and shopping plaza includes walking distance to the Walmart, Dollarama and the most popular food chains. Do not forget to watch our 3D tour and call your favourite realtor to book your personalized showing TODAY!!!

Built in 2023

Essential Information

MLS® #	A2074767
Price	\$699,000
Sold Price	\$687,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,358
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	570 Sage Hill Road Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R1J1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2023
Date Sold	October 20th, 2023
Days on Market	62
Zoning	R-Gm
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (MOUNTAIN VIEW)
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