

\$619,900 - 96 Sage Hill Point Nw, Calgary

MLS® #A2113357

\$619,900

4 Bedroom, 4.00 Bathroom, 1,439 sqft

Residential on 0.11 Acres

Sage Hill, Calgary, Alberta

Situated on a quiet cul-de-sac, this previous Shane Homes show home is meticulously maintained, boasting a prime location adjacent to a picturesque ravine, offering a tranquil backdrop for everyday living. Epitomizing comfort and style, this home features both modern amenities and thoughtful design throughout. Entering the heart of the home, the kitchen exudes both charm and functionality. A large kitchen island takes center stage, adorned with a breakfast bar for casual dining or socializing. Crisp white cabinetry provides ample storage, complemented by a stylish tile backsplash and granite countertops that adds a touch of elegance. A pantry ensures organizational bliss, while the kitchen's layout flows seamlessly into the adjacent eating nook, where a large window frames views of the lush backyard, infusing every mealtime with a sense of natural tranquility. The backyard is a private oasis, sprawled across a massive corner lot and enveloped by privacy trees. A good sized deck and lower-level paved patio offers an inviting space for outdoor gatherings and relaxation. Inside, the adjacent living room is bathed in natural light, courtesy of a generous window that overlooks the charming yard, creating a serene ambiance that invites warmth and comfort. A 2pc powder room completes this main floor. Ascending to the upper level, discover a haven of comfort and convenience. The primary bedroom suite is complete with a lavish 4-piece ensuite



bathroom. Pamper yourself in the soaking tub or refresh in the standalone shower, before retiring to the expansive walk-in closet, offering ample storage for your wardrobe essentials. Two spacious bedrooms await, each offering ample space and natural light. A well-appointed 4-piece bathroom serves the needs of the upper level, while the convenience of upper-level laundry adds a practical touch to daily routines. Descending to the freshly painted basement, a spacious family room awaits, illuminated by large windows that bathe the space in natural light, creating an inviting atmosphere for gatherings or quiet evenings spent indoors. An additional bedroom and 4pc bathroom provide comfort and privacy. Additional features of this wonderful abode include a great sized outdoor storage shed, irrigation and central air conditioning. Pride of ownership is seen throughout this beautifully maintained home.

Built in 2009

Essential Information

MLS® #	A2113357
Price	\$619,900
Sold Price	\$632,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,439
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	96 Sage Hill Point Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0H8

Amenities

Amenities	Park, Parking, Playground
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 23rd, 2024
Days on Market	9
Zoning	R-2M
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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