

\$619,800 - 75 Sage Hill Lane Nw, Calgary

MLS® #A2115629

\$619,800

3 Bedroom, 3.00 Bathroom, 1,591 sqft

Residential on 0.01 Acres

Sage Hill, Calgary, Alberta

Brand new 2 storey home with a modern design, sunny south yard, walking distance to shopping plaza and transit hub. With separate side door entrance. Pie shape lot allow room to build double car garage plus additional parking stall or RV parking! Tons of upgrade throughout, including upgraded cabinets, quartz counter top, appliances, double sink in Ensuite, extra windows, lighting etc. There is also upgraded concrete sidewalk and landing connect to the side entrance! Meticulously crafted with neutral hues, a stylish designer aesthetic and an ideal floor plan that takes full advantage of the natural light. The open floor plan encourages relaxation in the inviting living room and time spent together gathered over a delicious meal in the dining room. Clear sightline promote unobstructed conversations with family and guests. Culinary adventures are inspired in the stunning kitchen featuring an abundance of full-height cabinetry, a large breakfast bar centre island, timeless subway tile backsplash and stainless steel appliances. A mainfloor den offers a quiet escape for work, study and hobbies. Conveniently a mudroom and a powder room complete this level. Convene in the upper level bonus room and enjoy engaging movies and family game nights. This level is also home to 3 spacious bedrooms including the indulgent primary suite with a large walk-in closet and a private 5-piece ensuite boasting dual sinks. The 4-piece family bathroom is also beautifully styled in the same warm and inviting finishes



as the rest of the home. Laundry is conveniently located on this level, no need to haul loads up and down the stairs! This extraordinary home has it all including an unsurpassable location within this young and vibrant neighbourhood. An extensive pathway winds throughout the community traveling by charming ponds and tranquil natural areas. A wealth of parks and every amenity, big box stores and diverse restaurants ensure everything you need is close at hand. Donâ€™t miss your chance at this beautiful, amazingly located brand new home!

Built in 2024

Essential Information

MLS® #	A2115629
Price	\$619,800
Sold Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,591
Acres	0.01
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	75 Sage Hill Lane Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 2B3

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2024
Date Sold	March 28th, 2024
Days on Market	10
Zoning	R-G
HOA Fees	150.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Top Producer Realty and Property Management
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