

\$624,900 - 59 Sage Hill Lane Nw, Calgary

MLS® #A2120417

\$624,900

3 Bedroom, 3.00 Bathroom, 1,590 sqft
Residential on 0.01 Acres

Sage Hill, Calgary, Alberta

Introducing a stunning brand-new semi-detached home in the picturesque community of Sage Hill, just steps away from a shopping plaza and transit.

Inside, the meticulously crafted interior showcases a stylish designer aesthetic. With an open-concept main floor seamlessly connecting the living room, dining area, and kitchen, ideal for gatherings. The kitchen boasts full-height cabinetry, a large breakfast bar island, subway tile backsplash, stainless steel appliances, and a gas range rough-in. Additionally a main floor den, mudroom, and powder room completes this level.

Upstairs, enjoy a bonus room for entertainment, along with three spacious bedrooms. The luxurious primary suite features a large walk-in closet and 4-piece ensuite.

The property offers a pie-shaped lot, perfect for building an oversized double car garage. Deck stairs, grading level, parking pad and basement rough-ins are to be completed by the builder. The basement comes with a separate entrance, 9-foot ceilings, and rough-ins for a kitchen sink and 3-piece bathroom, "A secondary suite would be subject to approval and permitting by the city/municipality."

Situated in a vibrant neighborhood with



extensive pathways, parks, and amenities, this home offers the perfect blend of comfort and convenience. Don't miss out on this exceptional opportunity!

Built in 2024

Essential Information

MLS® #	A2120417
Price	\$624,900
Sold Price	\$627,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,590
Acres	0.01
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	59 Sage Hill Lane Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R2B3

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

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	April 5th, 2024
Date Sold	April 13th, 2024
Days on Market	8
Zoning	R-G
HOA Fees	150.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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