

\$656,900 - 17 Sage Hill Court Nw, Calgary

MLS® #A2124017

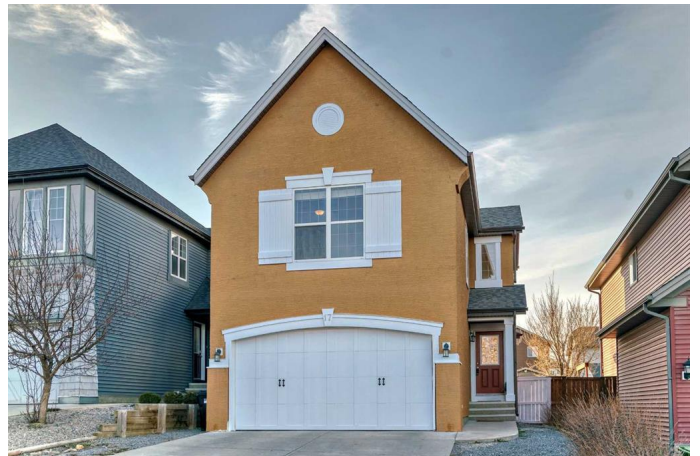
\$656,900

5 Bedroom, 4.00 Bathroom, 1,542 sqft

Residential on 0.08 Acres

Sage Hill, Calgary, Alberta

Incredible opportunity in this fully finished 5 bedroom, 3.5 bath home in desirable Sage Hill! Excellent location on a quiet street just a short walk to the park, walking paths, and playground plus close to Sage Hill shops & amenities. Built by Homes by Avi with over 2000 sq ft of developed space with an oversized double attached garage! Step in to an open main floor with hardwood flooring in the main living area and tile in the mudroom and entry. Great kitchen offers tall, dark maple cabinetry with crown moulding, stainless appliances, a pantry, and a central island with raised stool bar. Bright dining area! A generous living room offers a corner gas fireplace. Convenient mudroom with main floor laundry room and plenty of space for coats, shoes, and storage. Private 2-pce main bathroom with a pocket door. Upstairs, a central bonus room separates the primary suite from the kids's™ rooms. Spacious primary bedroom with a huge window, large walk-in closet, ceiling fan, and a 4-pce ensuite with low maintenance tub/shower combo. Two good sized kids's™ rooms, one with a walk-in closet, plus a 4-pce bathroom with soaker tub/shower combo. Fully finished basement has two additional bedrooms with egress windows plus a remaining flex space "great for a home office or additional storage. Another full bathroom with a shower completes the basement. Freshly painted and move-in ready! Outside, the large deck and fence have been recently painted, the yard is quiet, flat,



and easy to personalize with gardens or a fire pit, and back lane separation to neighbours provides additional privacy.

Built in 2009

Essential Information

MLS® #	A2124017
Price	\$656,900
Sold Price	\$650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,542
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	17 Sage Hill Court Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0H2

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front

Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	April 19th, 2024
Date Sold	April 30th, 2024
Days on Market	11
Zoning	R-1N
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Rhinorealty
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