

\$674,900 - 566 Sage Hill Road, Calgary

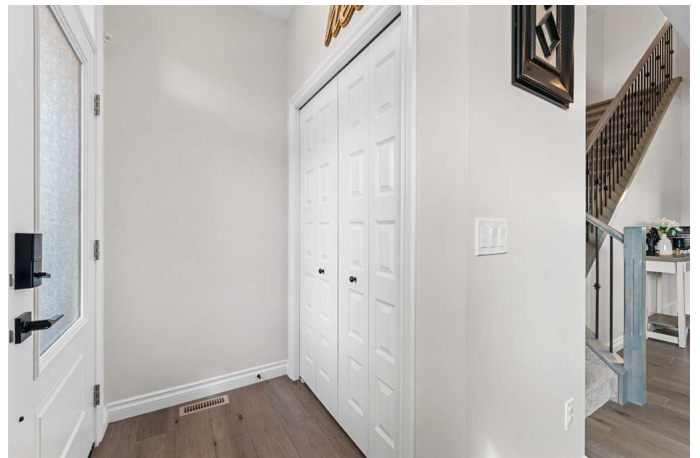
MLS® #A2133041

\$674,900

5 Bedroom, 4.00 Bathroom, 1,347 sqft
Residential on 0.05 Acres

Sage Hill, Calgary, Alberta

Introducing 566 Sage Hill Road NW! This stunning NO-CONDO fees townhome is a sophisticated gem that features a 3 Bed, 2.5 Bath and fully developed Illegal 2 BEDROOM Basement Suite. This house is filled with lots of upgrades for the luxurious finish, the main floor welcomes you with a bright and open floor plan, featuring a spacious living room, a beautiful stoned electric fireplace which highlights the living room, a well-appointed kitchen with an upgraded quartz island, two(2) walk in pantries and a formal dining area with an upgraded large sized chandelier. The gourmet kitchen with stainless steel appliance package and an upgraded gas line to range feature that affords you the flexibility of use, quartz countertops, custom accent backsplash and custom cabinetry including soft close doors and drawers. To complete the main floor is a well sized 2-piece bathroom which makes this layout perfect for both entertaining guests and everyday family living. The rear of the house features a wooden deck with access to the backyard and double detached garage. As you move to the upper floor, the upgraded stunning wrought iron spindle railing leads the way to a conveniently located home office with soundproof double french doors to keep all the noise away. The primary bedroom is a comfort haven with a well sized walk in closet, double sink quartz vanity and fully tiled stand up shower. The upper floor also boasts of two other bedrooms, 4pc main bath and the laundry room for added convenience. Not to



forget the added convenience of the smart home package with dimmer lighting, designed to simplify your daily routines and enhance your living experience. The illegal basement suite downstairs offers separate entrance with a large courtyard, 2 large bedrooms, walk in closet, full kitchen, living area, 9â€™™ ceilings, huge windows, LVP flooring and roughings for in-suite laundry. The double detached garage provides ample space for parking and storage, making it ideal for families with multiple vehicles. 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 act swiftly, as this property won't remain available for long in this highly competitive market! Call your favourite realtor to book your personalized showing TODAY!!!

Built in 2023

Essential Information

MLS® #	A2133041
Price	\$674,900
Sold Price	\$674,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,347
Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	566 Sage Hill Road
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1Y2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, Rear Drive

Interior

Interior Features	Chandelier, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Humidifier, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Stone
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	June 2nd, 2024
Days on Market	16
Zoning	R-Gm
HOA Fees	0.00

Listing Details

Listing Office Real Broker

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