

\$614,900 - 325, 85 Sage Hill Heights, Calgary

MLS® #A2172201

\$614,900

4 Bedroom, 2.00 Bathroom, 1,412 sqft

Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Logel Homes, Calgary's™ Multi-Family Builder of the Year for the past three years, presents their latest development in Sage Hill, featuring a double car garage and 4 bedrooms in a generous total of 1,647 square feet (builder size). This southeast-facing residence overlooks an environmental reserve, providing breathtaking views. The layout includes 2.5 bathrooms and is designed with high-quality finishes such as full-height cabinets, quartz countertops, and complemented by beautiful upgraded lighting fixtures. Enjoy the comfort of central air conditioning, stainless steel appliances, and an abundance of natural light from the oversized windows and 9-foot ceilings on the main level. Outdoor living is enhanced with a front patio and a covered rear deck. Ready for possession, this exceptional home comes with no HOA fees.

Acknowledged as Calgary's most award-winning multi-family builder, Logel Homes is built on a legacy of innovation, quality, and a passion for exceptional customer experience. Across 5000+ homes, 75+ buildings, and 25 years, Logel Homes's passion for homebuilding has resulted in the team being named the 4x consecutive Large Volume Multi-Family Builder of the Year, 8x Best Customer Experience & 2023's Builder of Choice, a 5-Star Google Rating (230+



reviews), and Canada's Best Managed Platinum winner, Logel Homes is setting the standard for multi-family living.

Built in 2024

Essential Information

MLS® #	A2172201
Price	\$614,900
Sold Price	\$614,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,412
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	325, 85 Sage Hill Heights
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1J1

Amenities

Amenities	Park
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Quartz Counters
Appliances	Central Air Conditioner, Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s),

	Microwave
Heating	ENERGY STAR Qualified Equipment
Cooling	Central Air
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Environmental Reserve
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	October 10th, 2024
Date Sold	December 11th, 2024
Days on Market	60
Zoning	MC-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.