



## 111 Sage Hill Green Calgary Alberta

\$749,900

Welcome to this beautifully appointed, fully finished home nestled across from lush green space and not one but two parks! This residence offers a rare combination of space, style, and convenience, complete with a large, landscaped yard perfect for relaxation and outdoor enjoyment. Inside, you'll find 4 spacious bedrooms, 3.5 bathrooms, two living rooms, and a massive bonus room—ideal for family gatherings or entertainment. The main level offers an inviting, open floor plan with 9' ceilings and diagonally laid hardwood flooring. The kitchen features granite countertops, a generous dining area, a raised bar and a built-in kitchen hutch - the perfect spot for your coffee bar. Cozy up by the elegant fireplace in the main floor living room, where large, bright windows offer stunning views of the expansive backyard. Step into your private oasis with a spacious, pie-shaped backyard that sets this home apart. This large yard is perfect for gatherings, playtime, and relaxation, featuring a beautifully designed, expansive deck, ideal for entertaining or quiet evenings outdoors. There's a thoughtfully fenced-off dog run for pet lovers, ensuring your furry friends have a dedicated space. A sizable mudroom and a private half bath complete the main floor. Upstairs, your spacious primary suite accommodates a king-sized bed, with a 4-piece en-suite with custom storage organization in the walk-in closet from California closets. The grand bonus room is perfect for movie nights and provides plenty of space for the whole family. Two additional bedrooms and a 4-piece bath complete this level. The professionally finished basement includes another cozy living room, a large 4th bedroom, and a 3-piece bath, ensuring there's room for everyone. This home has must-have features: a built-in speaker system throughout, Vacu-Flo, a dog run, and an underground sprinkler system in the beautiful...

4pc Bathroom 5.67 Ft x 9.42 Ft

5pc Bathroom 11.17 Ft x 10.08 Ft

Bedroom 8.00 Ft x 11.75 Ft

Bedroom 10.33 Ft x 9.25 Ft

Bonus Room 16.83 Ft x 16.58 Ft

Primary Bedroom 12.08 Ft x 13.58 Ft

Recreational, Games room 11.25 Ft x 16.75 Ft

Furnace 11.08 Ft x 14.00 Ft

2pc Bathroom 4.33 Ft x 4.50 Ft

Dining room 11.25 Ft x 9.42 Ft

Foyer 5.92 Ft x 9.75 Ft

Kitchen 11.25 Ft x 10.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.tamaranellissen.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Other 8.08 Ft x 5.67 Ft

3pc Bathroom 6.17 Ft x 7.17 Ft

Bedroom 9.92 Ft x 17.08 Ft

Laundry room 8.00 Ft x 8.67 Ft

Living room 11.58 Ft x 14.33 Ft