



95 Sage Hill Lane Calgary Alberta

\$774,900

Legal Suite/Brand New/Never Occupied/Corner.....what a combination! Vacant For Quick Possession. Not often does one come up like this! Welcome to the 1633 SQFT totally upgraded 2 storied house in the prestigious community of Sage Hill. The main floor is blessed with open concept living/dinning/kitchen and computer/office room. Upgrades at a glance: complete stainless steel appliance package, quartz counter tops in the kitchen with extended height kitchen cabinets, matching LVP floor in the main floor, 9' ceiling and gorgeous railings on the staircase. High quality finishing throughout. The upper floor goes well with the flow. The master bedroom has 5 piece ensuite with tub shower, double sink and walk - in - closet. The other two bedrooms are good sized. City Approved 1 bedroom Legal Basement Suite with full kitchen and private entrance, laundry (built by the builder) would definitely be a mortgage helper. You would find absolute uniform quality in all 3 levels. Backyard is unspoiled and awaiting your creative ideas. Almost forgot to mention that property is coming with 19 X 21 double detached garage. Minutes away from local shopping for Walmart, Dollar Store, Bottle Depot, Major Banks, T & T, Clinics, Restaurants and many more!. Great starter and/or revenue property! Please connect with your favorite realtor before its gone! You won't be disappointed. Good Luck. (id:6769)

Bedroom 8.67 Ft x 10.00 Ft
Bedroom 8.25 Ft x 11.08 Ft
Laundry room 4.50 Ft x 4.25 Ft
4pc Bathroom 8.25 Ft x 4.92 Ft
Bonus Room 12.00 Ft x 12.17 Ft
Primary Bedroom 11.17 Ft x 13.75 Ft
Other 4.92 Ft x 5.25 Ft
5pc Bathroom 4.92 Ft x 10.92 Ft
Bedroom 9.58 Ft x 11.08 Ft
Laundry room 5.67 Ft x 3.25 Ft

Other 5.00 Ft x 4.50 Ft
4pc Bathroom 5.00 Ft x 7.75 Ft
Family room 12.58 Ft x 14.33 Ft
Pantry 1.17 Ft x 2.83 Ft
Kitchen 8.83 Ft x 7.08 Ft
Other 5.33 Ft x 6.08 Ft
2pc Bathroom 4.83 Ft x 4.92 Ft
Kitchen 11.33 Ft x 13.58 Ft
Pantry 11.08 Ft x 2.83 Ft

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Listing Presented By:



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