



# 95 Sage Hill Lane Calgary Alberta

\$759,900

Welcome to 95 Sage Hill Lane beautifully built by Calbridge Homes. This Single Family Corner Lot design offers high end finishes blended with open concept living with over 2,200+ Square Feet. This home also provides a fully developed Legal Suite Basement Development built through the developer! This corner lot home was exceptionally crafted & designed with extra windows across all floors to capitalize on South Backing and East/West Siding Exposures to maximize natural lighting throughout. The main floor features an expansive and open concept design with a large living room anchored by the built-in Fireplace, and the sleek and upgraded kitchen offering shaker style cabinets, black accented fixtures, quartz counter tops, and stainless steel appliances. This home also offers a dedicated dining room placement as well a custom built main floor office nook off the living room for perfect work from home capabilities! The upper floor of this home offers 3 spacious bedrooms + additional bonus room, perfect for working professionals or growing families. The primary ensuite has been upgraded to a full walk-in shower with dual vanities as well as offering a full and generous walk-in closet. and upper floor laundry. The Legal Suite for this home is a brilliant feature and provides a fantastic rental opportunity, or option for extended family living. This separate and self contained unit has its own private entrance and comes complete with a fully upgraded kitchen, a cozy living room , separate laundry facilities, and large one bedroom design with full bathroom. This home was meticulously designed to maximize square footage while also providing bright and spacious interiors with large windows across all floors, fully modernized appliances and interior finishes and additional bonus rooms and flex spaces for maximum living. This prime corner lot location has it all: amazing curb...

Furnace 10.08 Ft x 6.58 Ft  
 Dining room 13.17 Ft x 10.92 Ft  
 Living room 10.92 Ft x 15.50 Ft  
 Kitchen 11.33 Ft x 14.92 Ft  
 Other 5.42 Ft x 6.17 Ft  
 2pc Bathroom 5.42 Ft x 4.83 Ft

Living room 12.17 Ft x 12.08 Ft  
 5pc Bathroom 4.92 Ft x 6.00 Ft  
 4pc Bathroom 8.08 Ft x 4.67 Ft  
 Other 5.00 Ft x 4.92 Ft  
 Living room 12.25 Ft x 14.08 Ft  
 Bedroom 9.42 Ft x 10.83 Ft

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Listing Presented By:



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RE/MAX House of Real Estate



See

**Mirror**

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Office 4.92 Ft x 6.00 Ft

Primary Bedroom 11.00 Ft x 14.08 Ft

Bedroom 8.08 Ft x 13.25 Ft

Bedroom 8.67 Ft x 9.83 Ft

Kitchen 8.67 Ft x 10.33 Ft

Laundry room 7.58 Ft x 4.92 Ft

4pc Bathroom 5.00 Ft x 7.67 Ft