



85 Sage Hill Crescent Calgary Alberta

\$1,095,000

On a quiet crescent BACKING ONTO A GREEN SPACE AND PARK sits this NEVER OCCUPIED, FORMER CALBRIDGE SHOWHOME with 4 ABOVE GRADE BEDROOMS, A SOUTH YARD and a LEGAL BASEMENT SUITE! Separate entrances offer ultimate privacy between the basement and upper levels making it an ideal mortgage helper or extended space for multi-generational living. Inside this luxurious home is the perfect combination of style and function with high-end upgrades including CENTRAL AIR CONDITIONING, TRIPLE PANE WINDOWS and a HOME AUTOMATION SYSTEM. The private foyer leads to a front FLEX ROOM perfect for a home office or tucked away kid's play space. Culinary adventures await in the CHEF'S DREAM KITCHEN featuring full-height cabinets, a large island, stainless steel appliances with a GAS STOVE, upgraded wood cabinet boxes and a WALK-THROUGH PANTRY for easy grocery unloading. Sit back and relax in the living room in front of the GAS FIREPLACE encased in FULL-HEIGHT TILE. A handy built-in houses your AV equipment while a wall mounted screen easily controls the lighting and music. Patio sliders off the dining room lead seamlessly to the rear yard encouraging an EFFORTLESS INDOOR/OUTDOOR LIFESTYLE for casual barbeques and time spent unwinding soaking up the SUNNY SOUTH EXPOSURE. The kids will love that the fenced yard includes a gate so they can easily access the playground and you'll love how uncomplicated it is to keep an eye on them. Gather in the UPPER LEVEL BONUS ROOM and connect over engaging movie and games nights. This large communal space ideally separates the primary bedroom from the other 3 bedrooms creating an EXTREMELY PRIVATE OWNER'S RETREAT. Overlooking the park, the primary bedroom is a relaxing oasis complete with a LAVISH 5-PIECE ENSUITE and a large walk-in closet with direct access to the UPPER LEVEL LAUNDRY for maximum convenience. On the other side of the home are the 3 addit...

Living room 13.83 Ft x 13.42 Ft
 Kitchen 13.17 Ft x 9.00 Ft
 Laundry room 9.33 Ft x 7.75 Ft
 Furnace 13.17 Ft x 7.75 Ft
 Bedroom 12.08 Ft x 10.08 Ft

Den 9.50 Ft x 6.58 Ft
 Other 8.08 Ft x 7.00 Ft
 2pc Bathroom Measurements not available
 Bonus Room 17.17 Ft x 12.17 Ft
 Laundry room 9.08 Ft x 4.92 Ft

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**RE/MAX REAL ESTATE
(CENTRAL)**

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4pc Bathroom Measurements not available

Kitchen 14.25 Ft x 10.67 Ft

Pantry 5.17 Ft x 4.92 Ft

Dining room 14.58 Ft x 9.92 Ft

Living room 15.33 Ft x 13.00 Ft

Other 13.17 Ft x 9.00 Ft

Primary Bedroom 16.50 Ft x 12.17 Ft

Bedroom 11.67 Ft x 10.17 Ft

Bedroom 13.58 Ft x 10.00 Ft