



# 59 Sage Hill Heights Calgary Alberta

\$925,000

Executive home backing onto a ravine in the popular North West community of Sage Hill. With 4 BEDROOMS (two master-suites), 3.5 BATHROOMS, 2500 sq.ft of above grade living space, unfinished basement with 9ft ceilings, and an OVERSIZED double attached garage. Close to shopping, amenities, parks, pathways, and schools (including sought-after private schools). \*\*Built in 2023 by the current owners who chose some excellent upgrades, this property provides buyers the opportunity to buy a nearly new, move-in ready property with remaining warranty.\*\* On the main floor you will find 9ft ceilings and modern VINYL PLANK FLOORING. A show-stopper kitchen with contemporary cabinetry, quartz counters, beautiful tile backsplash and under cabinet lighting, is upgraded with Kitchen Aid gas cooktop, Bosch dishwasher, a built-in wall oven and microwave. The large kitchen island is open to the bright family room, with spacious dining area leading out through patios doors to the south facing backyard. The living area is upgraded with sleek linear gas fireplace and large window overlooking the lawn. At the front of the property is the DEN, currently used as an office, and could easily work as a bedroom if required. There is a convenient half bathroom, and a mudroom customized with cabinets, seating, and a storage closet making it neat and tidy. This connects to the extra wide garage (26.5' and 22.11' long) with 8ft garage door, a side-mounted door opener maximizes the height clearance, perfect for larger vehicles. \*\*On the 2nd floor you will find a bright and open bonus room which is upgraded with tray ceiling and windows over the stairs (with motorized blinds). Grand double doors open to the master bedroom, providing views of the backyard and ravine. The ensuite features double vanity, soaker tub, and a separate toilet and shower room (all the bathrooms on this floor have quar...

Primary Bedroom 13.33 Ft x 12.17 Ft  
 5pc Bathroom 10.33 Ft x 7.92 Ft  
 Other 10.33 Ft x 7.92 Ft  
 Bedroom 13.42 Ft x 13.33 Ft  
 4pc Bathroom 12.50 Ft x 4.83 Ft  
 Other 7.08 Ft x 5.17 Ft

Laundry room 7.58 Ft x 5.17 Ft  
 Bonus Room 15.00 Ft x 11.50 Ft  
 Living room 14.00 Ft x 13.00 Ft  
 Kitchen 15.33 Ft x 11.67 Ft  
 Dining room 12.92 Ft x 9.00 Ft  
 2pc Bathroom 5.17 Ft x 4.75 Ft

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CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

Bedroom 11.92 Ft x 9.75 Ft

Bedroom 11.42 Ft x 8.92 Ft

4pc Bathroom 8.75 Ft x 4.83 Ft

Den 11.25 Ft x 9.42 Ft

Other 6.25 Ft x 5.58 Ft