



34 Sage Hill Lane Calgary Alberta

\$699,888

Welcome to this beautifully designed semi-detached home with LEGAL BASEMENT SUITE in the highly desirable and family-friendly community of Sage Hill. Built in 2023, this modern 2-storey home offers over 1800 SQFT of developed living space, including a legal 2-bedroom basement suite with a separate entrance -- perfect for extended family or rental income. Situated on a 2,529 SQFT lot, this home boasts 5 spacious bedrooms, 3.5 bathrooms, a double detached garage, and thoughtful upgrades throughout. The open-concept main floor features a large foyer, functional office space, a bright living area, and a stunning kitchen complete with granite countertops, an oversized island, built-in refrigerator, gas cooktop, wall oven, and modern cabinetry. The dining area flows seamlessly into the backyard, ideal for entertaining. The 9-ft ceilings on both the main and upper floors paired with extra tall 8-ft doors and oversized windows provide tons of natural light and an airy atmosphere. Upstairs, you'll find 3 bedrooms, including a generous primary suite with a tray ceiling, 5-piece ensuite (soaker tub + shower), double vanity, and walk-in closet. A central loft/bonus room and laundry room complete the upper floor. The fully finished LEGAL BASEMENT SUITE includes 2 bedrooms, a full 4-piece bathroom, a full kitchen with appliances, a game/living area, separate laundry, and a private exterior entrance -- making it a turn-key income suite or multi-generational setup. Additional features include: Motorized blinds, Quartz/granite countertops throughout, Laminate & tile flooring (no carpet on main), Modern built-in features, Double vanity and walk-in closets in multiple bedrooms, Concrete-paved driveway. Located near parks, pathways, shopping, transit, and schools, this home offers a rare opportunity to own a legally suited, move-in ready property in NW Calgary's fastest growing community. (id:6769)

4pc Bathroom 7.92 Ft x 6.58 Ft

Bedroom 8.67 Ft x 8.33 Ft

Bedroom 13.58 Ft x 8.42 Ft

Kitchen 12.08 Ft x 10.17 Ft

Recreational, Games room 12.08 Ft x 11.92 Ft

Furnace 6.67 Ft x 12.33 Ft

Kitchen 16.58 Ft x 16.25 Ft

Living room 12.67 Ft x 13.25 Ft

Office 12.08 Ft x 9.00 Ft

4pc Bathroom 4.92 Ft x 9.25 Ft

5pc Bathroom 4.92 Ft x 14.00 Ft

Bedroom 8.08 Ft x 13.00 Ft

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Originally Listed by:
eXp Realty

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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

2pc Bathroom 4.92 Ft x 4.92 Ft

Dining room 11.58 Ft x 8.92 Ft

Foyer 4.67 Ft x 9.67 Ft

Bedroom 8.75 Ft x 13.00 Ft

Loft 13.00 Ft x 9.50 Ft

Primary Bedroom 11.50 Ft x 12.33 Ft