



13 Sage Hill Landing Calgary Alberta

\$899,000

Priced to sell! One of a kind home exudes pride of ownership & backs WEST ONTO RAVINE, pristine and manicured back & front yards with stone patio and lush green lawn. Main floor living room has beautiful stone double sided fireplace that peeks into formal family room. Large open kitchen with huge centre island and a large nook/dining area, half bath and functional mud room and desk area perfect for children's homework or weekend computer work. 2nd floor boasts open loft area & laundry room. Master bedroom/ ensuite are luxurious, with a cozy sitting area, double sinks, corner soaker tub, glass glass-enclosed shower & private water closet. Your master retreat overlooks views of the ravine. Two other good-sized bedrooms have walk-in closets & share a 4-piece bath. Fully finished basement with laminate flooring, in-floor heating, corner gas fireplace, 4th bedroom, den and a full 4-piece bathroom and this home has the Raininstant hot water system. Triple pain windows and ceiling speakers further the upgrades. And Also SMART HOME SYSTEM! CALL TODAY FOR A PRIVATE SHOWING (id:6769)

Great room 24.83 Ft x 29.83 Ft

Other 3.42 Ft x 3.58 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Bedroom 10.25 Ft x 12.33 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Storage 14.17 Ft x 8.58 Ft

Other 3.33 Ft x 3.50 Ft

Living room 16.08 Ft x 12.67 Ft

Other 4.50 Ft x 4.58 Ft

2pc Bathroom 4.25 Ft x 4.67 Ft

Other 3.42 Ft x 6.00 Ft

Other 9.08 Ft x 13.75 Ft

Dining room 12.92 Ft x 8.00 Ft

Family room 12.00 Ft x 16.00 Ft

Pantry 4.50 Ft x 3.92 Ft

Office 6.42 Ft x 6.00 Ft

Other 19.67 Ft x 4.33 Ft

Laundry room 4.92 Ft x 8.25 Ft

Bedroom 9.92 Ft x 12.92 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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