



# 130 Sage Hill Way Calgary Alberta

\$949,000

If quality living is what you seek, this luxurious home awaits you here! Nestled above the serene Sage Hill Ravine, this exquisite FULLY Developed 4 Bedroom/4 Bath 2 Story home offers 3,695 Sqft of premium living space. It showcases numerous upgrades, including BRAND NEW SIDING & SHINGLES, just completed in NOV, 2024, freshly refinished Hardwood floors, completely painted in the last 2 yrs The home features enhanced lighting & electrical systems, a Lutron home system controlling speakers, sound system, power blinds, upgraded windows, dual fireplaces, zoned heating, 9-foot ceilings, central air.& much more. Check the Brouchure for ALL the IMPROVEMENTS! The expansive Island kitchen boasts full-height, oversized custom Maple Cabinetry, Granite Countertops, Stainless appliances, and a luminous kitchen nook, complemented by a second Living Room/Flex room with a charming two-sided Fireplace. The upper level has three bedrooms, with the spacious Master Bedroom providing a tranquil retreat space, large windows offering majestic views of the backyard and the Ravine beyond. The Spa-like 5pc Ensuite features heated tile floors, a jetted tub, and an oversized shower. The cozy BONUS Room is enhanced with extra soundproofing insulation and 9-foot ceilings. The convenience of an upstairs Laundry Room will be appreciated! The FULLY Developed Walkout basement showcases 9-foot ceilings, ample windows, a Generous Family Rec Room, a private Bedroom, and 4 pc Bathroom. Step out to a beautifully manicured, tranquil and backyard Sanctuary, ensuring relaxation without the worry of future construction, and enjoy the wildlife in the expansive Sage Hill Nature Reserve or take a stroll on the winding trails in the Ravine to Sage Hill Lake. The covered Patio area offers another private relaxing spot, complete with a spiral staircase for quick access to your kitchen. The Trex deck & patio fe...

- 4pc Bathroom 10.25 Ft x 5.08 Ft
- 5pc Bathroom 17.00 Ft x 10.92 Ft
- Bedroom 10.25 Ft x 11.17 Ft
- Bedroom 13.00 Ft x 13.83 Ft
- Den 13.00 Ft x 7.67 Ft
- Family room 13.00 Ft x 15.75 Ft

- Bedroom 12.67 Ft x 12.42 Ft
- Recreational, Games room 29.92 Ft x 26.83 Ft
- Furnace 11.42 Ft x 12.50 Ft
- 2pc Bathroom 4.83 Ft x 4.50 Ft
- Dining room 13.33 Ft x 9.25 Ft
- Family room 13.25 Ft x 16.00 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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Laundry room 4.92 Ft x 8.08 Ft

Primary Bedroom 16.08 Ft x 15.00 Ft

4pc Bathroom 10.92 Ft x 13.50 Ft

Other 14.08 Ft x 18.67 Ft

Living room 16.33 Ft x 14.25 Ft