



188 Sage Hill Heights Calgary Alberta

\$699,900

Your dream home and opportunity await! This BRAND NEW gorgeous property is situated on a traditional extra large corner lot! Offering over 2,200 sq ft above grade. As you approach you will notice the great curb appeal and stone detail. This well thought out design offers comfort and practicality. The bright main floor has hard surface flooring throughout, soaring 9' knockdown ceilings, a convenient attached garage and mudroom. The focal point of this home is the chef inspired two tone kitchen, with stunning quartz counters, timeless tile backsplash, custom slow close cabinets that reach to the ceiling, upgraded stainless steel appliances including a chimney style hood fan and a gas range. Adjacent to the kitchen is the bright dining room with extra large patio doors that open to your own private deck with a gas line and VIEWS! The dining room seamlessly connects to the living room making it ideal for entertaining. This room is flooded with natural light and showcases a fireplace centered between two windows. Completing the main floor is a private powder room by the front entrance and a well sized office for those who work from home, or as a homework zone, or a potential play room. When you head upstairs you will notice the elegant railing, more windows drawing in that natural light, and an open to below creating an airy feel. You are then greeted by a central bonus room with arch details on each side adding sophistication to the space. Two well sized bedrooms and a nicely appointed 4 piece bath with quartz counters are on the one side. Where the spacious primary retreat is on the opposite side. Offering a substantial room with a walk in closet and a spa inspired ensuite including dual sinks, quartz counters, a large soaker tub, separate tiled shower and a private water closet. A convenient upper laundry room completes this level. The WALK OUT basement with addition...

Primary Bedroom 14.00 Ft x 14.00 Ft

Other 8.25 Ft x 6.50 Ft

5pc Bathroom 10.58 Ft x 10.17 Ft

Laundry room 6.00 Ft x 5.50 Ft

Bonus Room 15.00 Ft x 13.25 Ft

4pc Bathroom 10.25 Ft x 5.17 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Office 7.25 Ft x 7.08 Ft

Kitchen 17.00 Ft x 12.67 Ft

Living room 15.50 Ft x 10.58 Ft

Dining room 15.83 Ft x 11.00 Ft

Other 10.67 Ft x 9.92 Ft

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Listing Presented By:



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CIR Realty

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RE/MAX Realty Professionals

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Bedroom 10.75 Ft x 10.33 Ft
Bedroom 11.92 Ft x 10.25 Ft
Other 7.67 Ft x 7.17 Ft

Pantry 5.75 Ft x 5.17 Ft
Other 7.67 Ft x 7.50 Ft