



44 Sage Hill Point Calgary Alberta

\$700,000

This is the one you have been waiting for! This stunning property sits in a quiet cul-de-sac, on a massive pie lot, with sunny West exposure and breathtaking 180-degree views of the full ravine in Sage Hill. Quality Built by Shane Homes, rarely do homes come up for sale in this location! With over 2500 square feet of developed space and 4 bedrooms, bonus room, and 3.5 bathrooms, this well laid out property is sure to suit anyone's needs. As you walk in the front door you are greeted by gleaming hardwood flooring leading you into the open concept main floor with large windows flooding the property with natural light. Spacious living room with picture window overlooking the amazing power screened and glassed all season covered patio with fire table, natural gas heater, and natural gas BBQ included! Gorgeous kitchen with espresso-stained maple cabinetry, granite counters, newer stainless-steel appliances, tile backsplash, full pantry, and undermount sink in the large center island with eating ledge. Open to the dining area/eating nook with stunning ravine views while you watch the sunset and access door to the deck and sunroom. Head upstairs to the large bonus room with oversized windows and built-in desk which makes a great kids play area, TV room, home office or hobby room! Master bedroom with newer laminate plank flooring and adjoining spa-like ensuite with floor to ceiling tile, soaker tub, separate shower, and walk-in closet. Good sized second and third bedrooms with their own full 4-piece bathroom and convenient upper floor laundry complete this well laid out upper floor. Fully finished basement with a large family room, big guest bedroom, and another full 4-piece bathroom. With a fully finished double attached garage and long front parking pad there is tons of space for parking and storage. This home has been lovingly maintained with numerous upgrades over the...

Bonus Room 17.92 M x 13.58 M

Primary Bedroom 13.08 M x 12.92 M

4pc Bathroom 9.08 M x 8.08 M

Bedroom 10.00 M x 10.00 M

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Laundry room 5.75 M x 3.00 M

4pc Bathroom 8.17 M x 4.92 M

Recreational, Games room 19.00 M x 13.08 M

Bedroom 12.00 M x 11.50 M

Storage 6.33 M x 5.58 M

4pc Bathroom 8.58 M x 6.33 M

Furnace 7.67 M x 7.00 M

Living room 15.50 M x 13.50 M

Kitchen 12.83 M x 12.17 M

Dining room 12.92 M x 9.75 M

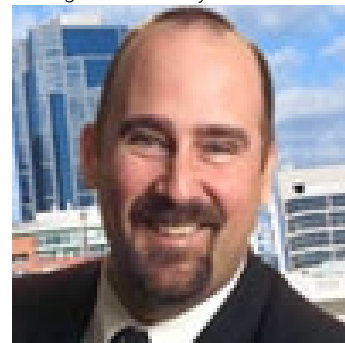
Foyer 5.42 M x 3.17 M

Other 4.58 M x 3.58 M

2pc Bathroom 8.17 M x 3.00 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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