



# 44 Sage Hill Way Calgary Alberta

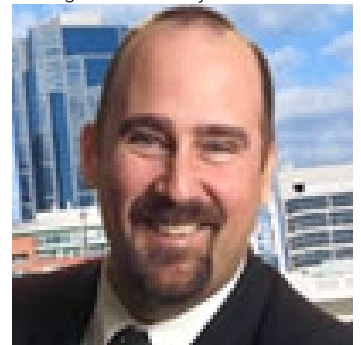
\$1,150,000

Stunning estate home backing onto the ravine is sure to please. This unique layout you are sure to fall in love with offers a huge granite kitchen island, convection stovetop, built in wall oven and microwave, and a gorgeous walk in pantry with built in wine rack. The living room and dining room offer a huge vaulted ceilings with stunning wood beams, Brazilian hardwood, full height stone fireplace, and access to the huge full length deck with picturesque views and BBQ line. Upstairs includes a bonus room with wood mantle gas fireplace, a stunning primary bedroom with vaulted ceiling and ensuite complete with steam shower. The 2nd and 3ed bedrooms are above average size. Walkout basement includes a 4th bedroom, full bathroom, beautiful wet bar perfect for entertaining as well as a theatre room. The concrete patio includes motorized screens perfect for privacy and keeping insects out. other upgrades include heated floors in all washrooms, whole home audio system, instant hot water dispenser, heated garage, central A/C smart switch for exterior lights, stovetop is roughed in for gas as well. Shows very well inside and out. (id:6769)

Family room 16.25 Ft x 13.67 Ft  
 Media 15.33 Ft x 13.42 Ft  
 Other 11.25 Ft x 6.58 Ft  
 Bedroom 13.00 Ft x 12.50 Ft  
 4pc Bathroom 8.50 Ft x 4.92 Ft  
 Kitchen 18.33 Ft x 9.50 Ft  
 Dining room 15.42 Ft x 11.58 Ft  
 Living room 23.67 Ft x 15.25 Ft  
 Foyer 6.42 Ft x 6.58 Ft  
 Den 10.42 Ft x 9.00 Ft

Laundry room 9.00 Ft x 6.42 Ft  
 Other 11.25 Ft x 5.58 Ft  
 2pc Bathroom 7.67 Ft x 5.50 Ft  
 Bonus Room 15.92 Ft x 13.25 Ft  
 Primary Bedroom 15.42 Ft x 14.17 Ft  
 Bedroom 16.33 Ft x 11.92 Ft  
 Bedroom 11.33 Ft x 10.92 Ft  
 4pc Bathroom 9.67 Ft x 6.58 Ft  
 5pc Bathroom 13.50 Ft x 13.08 Ft

Listing Presented By:



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