

58 Sage Hill Heights Calgary Alberta

$825,000

DUAL PRIMARY SUITES | MAIN-FLOOR BEDROOM + FULL BATH | SPICE KITCHEN | SUITE-READY BASEMENT -- $825,000 Two families. One mortgage. Zero compromises. This 2022-built, 2,510+ sq ft two-storey in Sage Hill was designed for the way modern Calgary families actually live -- multi-generational, work-from-home, and planning ahead. Step inside to a bright, open main floor with extended-height doors, a fireplace-anchored living room, and a true chef's kitchen: quartz counters, an oversized island, and a separate SPICE KITCHEN that keeps the show kitchen spotless. A rare main-floor bedroom with a full bath sits just off the entry -- perfect for parents, long-term guests, or anyone avoiding stairs. Upstairs, the sought-after DUAL PRIMARY layout delivers two private retreats, each with its own ensuite -- ideal for blended families, in-laws, or couples who both work from home -- plus two more bedrooms, a dedicated home office, and a versatile bonus room. 5 bedrooms and 3 full baths in all, with a double attached garage and back-lane access. The basement is where this home separates from everything else at this price: a private side entrance, TWO separate furnaces, and full kitchen, bath, and laundry rough-ins are already in place for a future legal secondary suite*. The expensive, disruptive work is done -- finish it to your taste and add a mortgage-helper on your terms, without the retrofit cost. BUYER BONUS: Complete the legal suite with custom finishes AT COST, with financing arranged through your existing lender.* All of this on a quiet street walking distance to T&T Supermarket, Walmart, restaurants, and transit, with Costco 10 minutes away and Our Lady of Grace and Bearspaw Christian schools under 5 minutes. Priced below recent comparables and move-in ready -- book your private showing today.*Future suite subject to City of Calgary approval and permitting; incentive ...

Primary Bedroom 13.33 Ft x 13.25 Ft

Primary Bedroom 12.17 Ft x 15.33 Ft

Bedroom 9.83 Ft x 11.92 Ft

Bedroom 13.83 Ft x 9.00 Ft

Family room 17.67 Ft x 15.58 Ft

Office 9.17 Ft x 9.00 Ft

5pc Bathroom 4.92 Ft x 12.58 Ft

Kitchen 18.50 Ft x 12.25 Ft

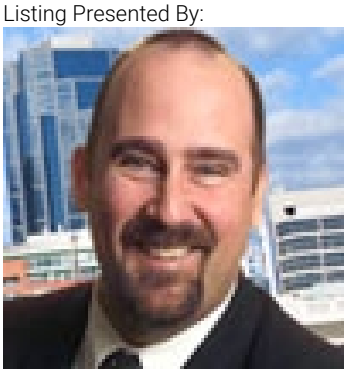
Kitchen 5.75 Ft x 8.25 Ft

Bedroom 9.42 Ft x 9.92 Ft

Living room 14.33 Ft x 13.92 Ft

Dining room 8.25 Ft x 13.00 Ft

Listing Presented By:



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Other 10.33 Ft x 5.92 Ft

Laundry room 5.17 Ft x 7.58 Ft

5pc Bathroom 10.33 Ft x 9.00 Ft

Other 5.75 Ft x 8.67 Ft

4pc Bathroom 6.75 Ft x 8.67 Ft

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