



# 74 Sage Hill Lane Calgary Alberta

\$639,900

**\*\*\*OPEN HOUSE SEPTEMBER 22th 2pm-5pm\*\*\***Presenting a stunning new semi-detached residence in the charming community of Sage Hill, just moments away from a bustling shopping plaza and convenient transit options. Inside, the impeccably designed interior showcases a sophisticated designer flair. The main floor features an open-concept layout seamlessly connecting the living room, dining area, and kitchen, ideal for hosting gatherings. The kitchen is equipped with full-height cabinetry, a spacious breakfast bar island, subway tile backsplash, stainless steel appliances. Additionally, a main floor den, mudroom, and powder room complete this level. Upstairs, indulge in a bonus room perfect for entertainment, alongside three generously sized bedrooms. The luxurious primary suite boasts a sizable walk-in closet and a 4-piece ensuite bathroom. The basement features a separate entrance, 9-foot ceilings, and rough-ins for a wet bar sink and 3-piece bathroom. Located in a vibrant neighborhood with extensive pathways, parks, and amenities, this home provides the ultimate blend of comfort and convenience. Don't miss this extraordinary opportunity! (id:6769)

2pc Bathroom 4.83 Ft x 4.92 Ft  
Den 5.08 Ft x 5.92 Ft  
Dining room 13.08 Ft x 10.25 Ft  
Kitchen 11.08 Ft x 11.50 Ft  
Living room 12.00 Ft x 20.00 Ft  
4pc Bathroom 8.25 Ft x 4.92 Ft

5pc Bathroom 4.75 Ft x 10.92 Ft  
Bedroom 8.25 Ft x 13.50 Ft  
Bedroom 8.50 Ft x 10.00 Ft  
Family room 12.50 Ft x 12.25 Ft  
Primary Bedroom 11.75 Ft x 13.75 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca