



85 Sage Hill Heights Calgary Alberta

\$595,000

Discover incredible value in this brand new, never-lived-in 4 bedroom, 2.5 bathroom townhouse in the sought after community of Sage Hill. Perfectly positioned as an end unit fronting onto future green space, this home offers enhanced privacy with only one shared wall. Meticulously designed with \$17,000 in tasteful upgrades, this modern home features quartz countertops, full height cabinetry, upgraded stainless steel appliances, and durable LVP flooring throughout. The bright and versatile lower level bedroom is ideal as a home office, guest room, or creative space. The main level open concept design is perfect for entertaining, with a seamless flow from the stylish kitchen to the dining and living areas. Upstairs, the primary suite impresses with a spacious walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms, a full bathroom, and the convenience of upstairs laundry complete the upper level. The double attached garage is one of the few in the complex with a full size driveway, providing ample storage and parking, while the unit's location offers unparalleled convenience with supermarkets, shopping, and amenities just minutes away. Move in ready, thoughtfully upgraded, and set in an unbeatable location -- this is the perfect home for families, professionals, or anyone seeking quality and style. Don't miss your chance to call it yours! (id:6769)

2pc Bathroom 5.42 Ft x 5.33 Ft
Dining room 9.92 Ft x 11.25 Ft
Kitchen 13.25 Ft x 17.17 Ft
Living room 11.25 Ft x 11.75 Ft
4pc Bathroom 5.08 Ft x 8.33 Ft
4pc Bathroom 4.92 Ft x 10.17 Ft

Bedroom 9.42 Ft x 9.50 Ft
Bedroom 9.42 Ft x 12.25 Ft
Primary Bedroom 11.58 Ft x 12.83 Ft
Bedroom 11.58 Ft x 8.92 Ft
Furnace 7.25 Ft x 3.17 Ft

Listing Presented By:



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