



## 89 Sage Hill Crescent Calgary Alberta

\$898,800

This is the dream home you have been waiting for, perfectly timed for the holiday season! This gorgeous, fully upgraded, never-occupied show home from award-winning builder Genesis Homes is located in the beautiful family community of Sage Hill in Northwest Calgary. With over \$100,000 in upgrades, this stunning home sits on a 34-foot lot with a south-facing, landscaped, and fenced backyard that leads to a massive playground and park, complete with a basketball court, all situated in a quiet crescent. The home features oversized windows facing west and south, ensuring it is always filled with natural light. The open-concept main floor boasts 9-foot knockdown ceilings and a dream kitchen equipped with custom cabinets, a large quartz island, stainless steel appliances including a gas range and commercial-style hood fan, and a walk-through pantry for easy grocery unloading. All appliances are Whirlpool, including a built-in microwave. Window coverings with curtain rods are installed throughout the home. Relax in the living room by the cantilevered linear gas fireplace, and enjoy the adjacent dining area that leads to a deck, perfect for entertaining, complete with a gas line for your BBQ. Additional features include upgraded lighting fixtures, central air conditioning, stunning engineered hardwood flooring, and an upgraded railing with wrought iron spindles on the staircase from the main to the second floor. The finished and insulated garage includes a 220V outlet for EV charging. The home is equipped with an Ecobee thermostat and a Level 1 ready smart security system. The upper floor features a loft/bonus room, providing separation from the master and guest/children's bedrooms, ideal for game nights and movie time. The spacious master bedroom overlooks the park and includes a lavish five-piece ensuite with a double sink quartz vanity, a large shower, and a soaker tub....

Bonus Room 14.58 Ft x 17.25 Ft

Primary Bedroom 12.00 Ft x 14.50 Ft

Other 10.58 Ft x 4.92 Ft

5pc Bathroom 10.58 Ft x 4.92 Ft

Bedroom 11.00 Ft x 11.83 Ft

Other 5.92 Ft x 5.00 Ft

Laundry room 8.00 Ft x 6.33 Ft

Living room 13.00 Ft x 14.25 Ft

Dining room 10.00 Ft x 14.25 Ft

Kitchen 18.75 Ft x 13.75 Ft

Pantry 5.17 Ft x 5.75 Ft

Other 8.75 Ft x 6.50 Ft

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Listing Presented By:



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eXp Realty

**RE/MAX Realty Professionals**

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Bedroom 12.75 Ft x 11.25 Ft

2pc Bathroom 5.17 Ft x 6.67 Ft

Other 5.83 Ft x 4.92 Ft

Other 8.08 Ft x 6.42 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft