

483 Sage Hill Road NW
Calgary, Alberta

MLS # A2179726



\$699,900

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,605 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Garage Controls. A 20'*20' Detached Double Car Garage.

Welcome to this amazing brand new 2 storey semi-detached home in the popular community of Sage Hill. Upon entering, the main level features an open concept floor plan connecting the living room, dining area, and kitchen with 9 foot ceilings. The kitchen offers full-height cabinetry, a large breakfast island, modern tile backsplash, and stainless steel appliances. Additionally a main floor tech room, mudroom, and powder room completes this level. Upstairs, enjoy a center bonus room for entertainment, along with three spacious bedrooms, 2 full bathrooms and an upper floor laundry room. The luxurious primary suite features a large walk-in closet and 4-piece ensuite. The basement comes with a separate entrance, 9-foot ceilings, and rough-ins for a kitchen sink and 3-piece bathroom. The west facing backyard is perfect for a family gathering. A 20'*20' detached double garage is included and currently under construction. Located in a thriving neighborhood with numerous walking paths, beautiful parks, shopping centers, a transit hub and other amenities, this home offers a comfortable and convenient living experience. Don't miss out on this exceptional opportunity! Book your showings today!