# \$549,900 - 105, 85 Sage Hill Heights Nw, Calgary

MLS® #A2195061

## \$549,900

4 Bedroom, 3.00 Bathroom, 1,516 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Logel Homes presents its latest development in Sage Hill, featuring a double-car garage and four bedrooms in a generous 1,516 square feet (builder size). This north-facing residence is situated adjacent to the ravine, offering paved walking paths and direct access to nearby shopping. The layout features 2.5 bathrooms and is designed with high-quality finishes, including full-height cabinets and quartz countertops, complemented by beautiful, upgraded lighting fixtures. Enjoy the comfort of central air-conditioning, stainless steel appliances, and an abundance of natural light from the oversized windows and 9-foot ceilings on the main level. Outdoor living is enhanced with a covered rear deck. Ready for possession, this exceptional home comes with no HOA fees.



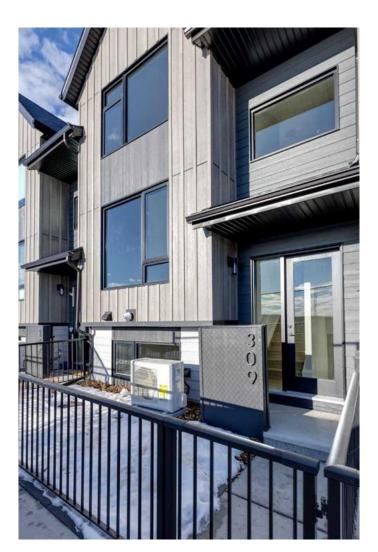
#### **Essential Information**

MLS® # A2195061
Price \$549,900
Bedrooms 4
Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,516 Acres 0.00 Year Built 2025





Type Residential

Sub-Type Row/Townhouse

Style 2 and Half Storey

Status Active

# **Community Information**

Address 105, 85 Sage Hill Heights Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 2E5

#### **Amenities**

Amenities Snow Removal

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener, Rear Drive

# of Garages 2

#### Interior

Interior Features Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters

Appliances Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR

Qualified Refrigerator, Microwave, Washer/Dryer

Heating High Efficiency, ENERGY STAR Qualified Equipment, Forced Air,

Natural Gas, Humidity Control

Cooling Central Air

# of Stories 3

Basement None

#### **Exterior**

Exterior Features Private Entrance, Uncovered Courtyard

Lot Description Rectangular Lot, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Concrete, Wood Frame, Cement Fiber Board

Foundation Poured Concrete

### **Additional Information**

Date Listed February 17th, 2025

Days on Market 116

Zoning MC-2

**Listing Details** 

Listing Office RE/MAX Real Estate (Central)



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.