



**58 Sage Hill Heights NW  
Calgary, Alberta**

**MLS # A2294372**



**\$850,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,511 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** N/A

Presenting a rare opportunity for both luxurious family living and savvy secondary income potential—this immaculate 2022-built detached home features a private side entrance, perfectly positioned just steps from major amenities, bus routes, and future development in the heart of Sage Hill. Already future-proofed for a legal suite, the basement comes complete with kitchen, washroom, laundry rough-ins as well as TWO (2) separate furnaces—making it effortless and cost-effective to develop a legal suite. Step inside to discover over 2,510 square feet of sophisticated above-grade space, where a versatile main floor bedroom with a full bathroom offers the perfect setup for guests, multi-generational family, or potential rental income. The open-concept main level impresses with tall doors and a lovingly designed chef's kitchen boasting quartz countertops, a generous island, and a separate spice kitchen for culinary enthusiasts, all flowing seamlessly into the living room anchored by a cozy fireplace. Upstairs, a rare dual master suite concept provides two luxurious primary retreats, complemented by two additional spacious bedrooms and a versatile bonus room. Every inch of this turn-key property showcases premium upgrades and meticulous design, all backing onto a quiet street in one of Calgary's most sought-after northwest communities. Beyond your doorstep, enjoy unparalleled convenience with a major shopping plaza—featuring T&T and Walmart Supercenter—within walking distance, Costco just 10 minutes away, and top-rated schools including Our Lady of Grace and Bearspaw Christian School less than a 5-minute drive. This is modern family living, reimagined.