GRASSROOTS REALTY GROUP

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# 319, 85 Sage Hill Heights NW Calgary, Alberta

## MLS # A2303293

# $575,000

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| **Division:** | Sage Hill | | |
| **Type:** | Residential/Four Plex | | |
| **Style:** | 2 Storey | | |
| **Size:** | 1,420 sq.ft. | **Age:** | 2023 (3 yrs old) |
| **Beds:** | 4 | **Baths:** | 2 full / 1 half |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.03 Acre | | |
| **Lot Feat:** | Corner Lot, Front Yard, Private, Views | | |

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| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 335 |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Concrete, Wood Frame | **Zoning:** | M-G |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters | | |

**Inclusions:** Central Air Conditioning Unit

Welcome Home. The Dream Lifestyle Starts Here. From the moment you walk in, this home just feels right. Warm, inviting, and thoughtfully designed—it’s the kind of space where everyday living feels a little more special. This beautifully maintained END UNIT offers 4 spacious bedrooms and 3 well-appointed bathrooms, giving you the flexibility for family, guests, or even a home office. Being an end unit, you’ll appreciate the extra privacy, the abundance of natural light, and the quiet comfort it brings—paired perfectly with a peaceful RAVINE VIEW that adds a sense of calm to your everyday. The heart of the home opens up into bright, airy living spaces—perfect for both relaxing evenings and hosting the people you love. The kitchen is truly a standout, featuring 41" tall upper cabinetry, pot drawers, an extended island with an additional 18" of cabinet space, and a PREMIUM GAS STOVE APPLIANCE PACKAGE. Every detail was carefully chosen to blend function with style. You’ll notice the upgrades the moment you step inside—DESIGNER window blinds, dimmer switches, CENTRAL A/C for year-round comfort, and a ceiling fan in the primary bedroom for added comfort where it matters most. The bathrooms continue that elevated feel with 10mm shower glass and upgraded tile work, adding a touch of everyday luxury. With over $35,000 in thoughtful upgrades, this home has been gently lived in and feels almost brand new—MOVE-IN ready with nothing left to do. Set in an amazing location with easy access to amenities, parks, and major routes, everything you need is right at your doorstep. A home like this isn’t just about features—it’s about how it makes you feel. And here, it feels like home. ***VIRTUAL TOUR AVAILABLE***

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