



**42 Sage Hill Green NW  
Calgary, Alberta**

**MLS # A2307394**



**\$565,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,407 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Rectangular Lot, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Park life. This 4-bed, 3.5-bath detached home in Sage Hill backs directly onto green space &mdash; and it lives even better than it sounds. Open-concept main floor with a 22.8 m<sup>2</sup>; living room, fireplace, and a kitchen built for Tuesday dinners and Saturday hosting. Mudroom and pantry keep the chaos hidden. Four bedrooms up &mdash; including a primary with ensuite and two closets. Nobody's sharing walls they don't want to. Downstairs delivers. Rec room, fourth bedroom, full bath, laundry, and storage &mdash; flex it however your life needs it. Out back? Trees and trails, not fences and neighbours. Kids play, you breathe. That's the deal. Sage Hill brings the full package &mdash; top schools, playgrounds, pathways, shopping minutes away, and Stoney Trail when you need it. Oversized double garage. 1,400+ sq ft above grade. Everything a young family needs. Everything a downsizer actually wants. Book Your showing now.