



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

MLS # A2310689



\$825,000

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

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

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

SUITE-READY BASEMENT | DUAL PRIMARY BEDROOMS | NOW \$825,000* — Priced below recent Sage Hill comparables, this 2022-built detached home delivers 2,510+ sq ft of upgraded above-grade living PLUS a basement already roughed-in for a future legal secondary suite (subject to approval and permitting by the City of Calgary): private side entrance, TWO separate furnaces, and full kitchen, bathroom & laundry rough-ins. Skip the costly retrofits—the expensive infrastructure is in place, offering one of the most affordable paths to a future mortgage-helper suite in NW Calgary, subject to City approval. The main floor offers a rare bedroom with full bathroom, ideal for multi-generational living, aging parents, or guests, alongside an open-concept layout with soaring tall doors, a fireplace-anchored living room, and a chef's kitchen featuring quartz countertops, an oversized island, and a separate SPICE KITCHEN that keeps your main space pristine while you cook. Upstairs, the sought-after dual primary bedroom floor plan provides two private retreats, each with its own ensuite—perfect for blended families, in-laws, or work-from-home couples—plus two additional bedrooms and a versatile bonus room. In total: 5 bedrooms, 3 full bathrooms, double attached garage, and back lane access, all on a quiet street in Sage Hill, one of Calgary's fastest-growing northwest communities. Walk to T&T Supermarket, Walmart Supercentre, restaurants, and transit; Costco is 10 minutes away, and Our Lady of Grace School and Bearspaw Christian School are under a 5-minute drive. Turn-key, meticulously maintained, and move-in ready—homes with this level of suite-ready infrastructure rarely last at this price. Book your private showing today. *Future suite subject to approval and permitting by the City of Calgary.