



104, 199 Sage Hill Heights
Calgary, Alberta

MLS # A2318779



\$579,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,494 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Rear Drive		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 334
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	MC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

This beautifully designed 1,475 sq. ft. home offers 3 spacious bedrooms and a thoughtfully planned layout, with two of the bedrooms featuring private full ensuite bathrooms for added comfort and convenience. The home showcases upgraded cabinetry throughout, a modern kitchen complete with a large extended island, elegant quartz countertops, and a full stainless steel appliance package. Large windows throughout the home provide an abundance of natural light, creating a bright and welcoming atmosphere. Enjoy outdoor living on the covered deck, while the attached double underdrive garage offers ample parking and storage space. Ideally located close to shopping, retail services, grocery stores, and coffee shops, this home combines modern style, functionality, and everyday convenience.