



**302, 199 Sage Hill Heights NW
Calgary, Alberta**

MLS # A2318821



\$679,900

Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,113 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Stunning new 2,113 sq. ft. home by award-winning builder Logel Homes, backing onto a natural ravine with beautiful wildlife views in the community of Sage Hill. This thoughtfully designed home features 3 bedrooms, including a main-floor bedroom, two of the baths are en-suites of the two upper bedrooms and the third is a convenient half bath on the main floor. Enjoy ravine views from the private balcony and premium finishes throughout, including quartz countertops, full-height backsplash, dovetail kitchen drawers, and soft-close cabinetry. Built with a hail-resistant exterior and complete with a double attached garage. Included in the purchase price is your choice of \$20,000 in builder upgrades. Enjoy the comfort and security of a full Alberta New Home Warranty, with possession scheduled for Spring 2027. Conveniently located close to shopping, amenities, and major roadways.