



**29 Sage Hill Court NW
Calgary, Alberta**

MLS # A2322583



\$599,999

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,468 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Gentle Sloping, Pie Shaped Lot, Street L		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed on the side of the home

Welcome to YOUR NEW HOME in the beautiful community of Sage Hill, nestled into the quiet and conveniently located NW! This home offers incredible value with 3 BEDROOMS, 2.5 BATHROOMS, and a DOUBLE ATTACHED GARAGE built for two full size vehicles, making it the perfect choice for FIRST-TIME HOME BUYERS or anyone looking for a move-in-ready home with long-term potential. Sitting on a LARGE PIE-SHAPED LOT in a QUIET CUL-DE-SAC - setting the tone for warm summer evenings with friends and family! This home is well maintained and is loaded with thoughtful UPGRADES. From the moment you arrive, you’ll notice the NEW SIDING, NEW ROOF, BEAUTIFULLY LANDSCAPED YARD, and a fantastic TIERED DECK. Inside, upgrades like RAISED COUNTERTOPS in the master ensuite, RAISED SHOWER FIXTURES, CENTRAL VAC ROUGH-IN, COFFERED CEILING in the living room, and BRAND-NEW LUXURY CARPET add to the comfort and style. The BASEMENT with PLUMBING ROUGH-INS offers plenty of potential for future development — providing a great opportunity for you to put your personal touches on the space. With a HUGE BACKYARD and BACK LANE ACCESS, this home provides space and flexibility for growing families, pets and gatherings! This home offers incredible convenience on being MINUTES AWAY FROM GROCERY STORES, RESTAURANTS and MORE. The opportunity is knocking so please book a showing to see this home TODAY!