



313, 85 Sage Hill Heights NW
Calgary, Alberta

MLS # A2324346



\$579,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,413 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Rare End-Unit Townhouse Backing onto Greenspace in Sage Hill! Welcome to this beautifully upgraded end-unit townhouse in the highly sought-after community of Sage Hill. Offering 3+1 bedrooms, 2.5 bathrooms, 1,413 sq. ft. of above-grade living space, a double attached garage, central air conditioning, and a premium location with no neighbours behind, this exceptional home combines style, functionality, and privacy. Step inside to discover a bright and thoughtfully designed main level featuring 9-foot ceilings and luxury vinyl plank flooring throughout. The open-concept layout seamlessly connects the living room, dining area, and kitchen, creating an ideal space for both everyday living and entertaining. The southeast-facing living room is filled with natural morning light and showcases peaceful greenspace views through a large picture window. The upgraded kitchen is sure to impress with quartz countertops, a stunning waterfall island with seating, full-height tile backsplash, stainless steel appliances, chimney-style hood fan, oversized sink, under-cabinet lighting, pot drawers, extended upper cabinetry, and abundant prep space. The adjacent dining area offers direct access to the covered balcony with a gas line, perfect for BBQs, outdoor dining, or relaxing while enjoying the view. Upstairs, luxury vinyl plank flooring continues throughout. The spacious primary retreat enjoys southeast exposure and features a walk-in closet and a stylish 3-piece ensuite complete with a floating vanity, glass shower, and full-height tile surround. Two additional generously sized bedrooms, a full 4-piece bathroom, and convenient upper-floor laundry complete this level. The lower level adds valuable flexibility with a spacious fourth bedroom that can easily serve as a guest room, home office, fitness space, or hobby room. This level also provides direct access to the double attached garage for added

convenience. Additional highlights include central air conditioning, water softener rough-in, electrical upgrades, and numerous thoughtful builder enhancements throughout. One of the home's most desirable features is its premium end-unit location backing directly onto expansive greenspace. Enjoy unobstructed views, enhanced privacy, and a rare sense of openness seldom found in townhouse living. Ideally situated in vibrant Sage Hill, residents enjoy easy access to parks, playgrounds, walking paths, public transit, restaurants, and major shopping destinations including Creekside Shopping Centre, Sage Hill Quarter, Beacon Hill Shopping Centre, and Costco. Quick access to Shaganappi Trail and Stoney Trail makes commuting throughout the city effortless. This is a rare opportunity to own a beautifully upgraded end-unit townhouse in one of Northwest Calgary's most desirable communities. Schedule your private showing today!