



GRASSROOTS
REALTY GROUP

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71 Sage Hill Lane NW
Calgary, Alberta

MLS # A2328969



\$619,900

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,596 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Enclosed		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Other, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings		
Inclusions:	N/A		

Move-in ready and thoughtfully upgraded, this modern home offers a sunny south-facing backyard, a separate side entrance, a newly built double detached garage, and an unbeatable location within walking distance of a shopping plaza and transit hub. Designed for both comfort and style, the home showcases premium cabinetry, quartz countertops, stainless steel appliances, upgraded lighting, extra windows for abundant natural light, and a luxurious ensuite with a double vanity. A beautifully finished concrete sidewalk and landing provide seamless access to the side entrance. The open-concept main floor is ideal for everyday living and entertaining. The inviting living room flows effortlessly into the dining area, creating an airy space with unobstructed sightlines. The well-appointed kitchen features full-height cabinetry, a large breakfast bar island, timeless subway tile backsplash, quartz countertops, and stainless steel appliances. A versatile main-floor den offers the perfect space for a home office, study, or hobby room, while the mudroom and convenient powder room complete this level. Upstairs, the spacious bonus room provides the perfect setting for movie nights, family gatherings, or a children's play area. This level also features three generously sized bedrooms, including a relaxing primary retreat with a walk-in closet and a private 5-piece ensuite complete with dual sinks. A stylish 4-piece main bathroom complements the home's warm, contemporary finishes, while the upper-floor laundry room adds everyday convenience. Located in a vibrant, family-friendly community, this exceptional home is surrounded by scenic walking paths, tranquil ponds, natural green spaces, and numerous parks. Enjoy the convenience of nearby shopping, big-box retailers, restaurants, and everyday amenities, all just minutes away. Offering the perfect combination of

modern design, quality upgrades, and an outstanding location, this is a home you won't want to miss.