



GRASSROOTS
REALTY GROUP

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59 Sage Hill Green NW
Calgary, Alberta

MLS # A2340749



\$799,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,387 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Basement Refrigerator, Storage Shed, TV mounts, all Wall mounted shelves, Garage Shelves, Window Coverings on main floor, all Blinds.

Welcome to Sage Hill, where this beautifully maintained 2-storey home offers the space, flexibility and community setting to truly put down roots and grow. With 2,387 sq. ft. above grade plus an additional 932 sq. ft. in the fully developed basement, this is a home designed to adapt through every stage of family life. Step inside to a bright, welcoming main floor where an open-concept layout brings everyone together. At the heart of the home is the spacious kitchen featuring stainless steel appliances, a large island with breakfast bar and an impressive walk-through pantry offering exceptional storage. The kitchen flows naturally into the dining area and comfortable living room, where an upgraded gas fireplace creates a warm gathering place for everyday evenings and entertaining alike. A main-floor office/den provides valuable work-from-home space, while a mudroom and 2-piece bathroom complete this level. Outside, you'll quickly understand why the backyard is one of the sellers' favourite features. Private, fenced and beautifully landscaped with mature trees, garden beds and plenty of green space, it feels like your own little retreat. A large deck provides room for outdoor dining, BBQs and relaxing while the kids play nearby. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with walk-in closet and ensuite featuring dual vanities, a stand-up shower and relaxing soaker tub. Two additional bedrooms share a 4-piece bathroom, while the upper-floor laundry room keeps everyday routines convenient. The fully finished basement adds another level of versatility with a large recreation room, bar area, additional bedroom and bathroom, plus a dedicated home gym space. Whether your family needs room for teenagers, guests, movie nights, workouts or hobbies, there is space here to make it your own. Numerous updates add even more value,

including newer carpet, fresh paint, new dishwasher, stove and microwave, new washer and dryer, updated light fixtures, upgraded fireplace, central air conditioning, Gemstone exterior lighting, and a new roof and siding in 2026. The home also features a double attached garage and excellent storage throughout. And then there is the location. Sage Hill is a community made for everyday family living, with an abundance of pathways, parks, playgrounds and natural green spaces woven throughout the neighbourhood. Shopping, groceries, restaurants and everyday services are close to home, while convenient access to major routes makes getting around Calgary simple. It is the kind of neighbourhood where evening walks, weekends at the park and getting to know the neighbours can easily become part of your routine. More than just a house, this is a place with the space to settle in, grow and create years of memories in one of northwest Calgary's most convenient family communities.