



GRASSROOTS
REALTY GROUP

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58 Sage Hill Heights NW
Calgary, Alberta

MLS # A2345937



\$825,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,511 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

AT-COST LEGAL SUITE DEVELOPMENT + FINANCING | DUAL PRIMARY BEDROOMS | MAIN-FLOOR BED + FULL BATH — \$825,000** EXCLUSIVE BUYER OFFER: Develop your legal secondary suite with custom finishes AT COST, with financing arranged through your existing lender (buyer incentive; subject to City approval and lender qualification; terms apply). Priced below recent comparables, this 2022-built, 2,510+ sq ft two-storey detached home in Northwest Calgary offers a rare combination of space and future income potential: 5 bedrooms, 3 full bathrooms, dual primary suites, and a suite-ready basement already roughed-in for a future legal secondary suite (subject to City of Calgary approval and permitting). The expensive, disruptive work is already done — a private side entrance, TWO separate furnaces, and full kitchen, bathroom, and laundry rough-ins are all in place — while the basement is left unfinished so you can complete it to your own taste and add value on your terms, unlocking one of the most affordable paths to a future mortgage-helper suite in NW Calgary without the costly retrofit. Built for multi-generational living, the main floor features a rare bedroom with a full bathroom (ideal for aging parents, extended family, or guests) alongside a bright, open-concept layout with extended-height doors, a fireplace-anchored living room, and a true chef's kitchen with quartz countertops and an oversized island + a separate SPICE KITCHEN that keeps your main space spotless while you cook. Upstairs, the sought-after DUAL PRIMARY floor plan delivers two private retreats, each with its own ensuite (perfect for blended families, in-laws, or work-from-home couples), joined by two additional bedrooms, a designated HOME OFFICE and a versatile bonus room, with a double attached garage and convenient back lane

access completing the home. All of this sits on a quiet street in Sage Hill, one of Calgary's fastest-growing northwest communities, within walking distance of T&T Supermarket, Walmart Supercentre, restaurants, and transit — Costco is roughly 10 minutes away, and Our Lady of Grace School and Bearspaw Christian School are under a 5-minute drive. Turn-key, meticulously maintained, and move-in ready, homes with this level of suite-ready infrastructure at this price rarely last — book your private showing today. *Future secondary suite is subject to approval and permitting by the City of Calgary.