



GRASSROOTS
REALTY GROUP

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313, 85 Sage Hill Heights NW
Calgary, Alberta

MLS # A2347312



\$569,000

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, Low Maintenance Landscape, Views		

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

END-UNIT TOWNHOUSE BACKING ONTO GREENSPACE IN SAGE HILL! Welcome to this beautifully upgraded 3+1 Bedroom, 2.5 Bathroom end-unit townhouse offering 1,413 sq.ft. of above-grade living space, a Double Attached Garage, Central Air Conditioning, and a premium location with no neighbours behind. Backing directly onto expansive greenspace, this home offers enhanced privacy, peaceful views, and a rare sense of openness. The Main Level features 9' ceilings and Luxury Vinyl Plank flooring throughout, with an open-concept layout connecting the Living Room, Dining Area, and Kitchen. The Southeast-facing Living Room enjoys abundant natural light and peaceful greenspace views through a large picture window. The upgraded Kitchen features Quartz Countertops, a striking 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 generous prep space. The adjacent Dining Area provides direct access to the covered Balcony with a Gas Line, creating a convenient space for BBQs and outdoor dining. The Upper Level continues with Luxury Vinyl Plank flooring throughout and features a spacious Primary Bedroom with Southeast exposure, Walk-In Closet, and stylish 3-piece Ensuite with Floating Vanity, Glass Shower, and Full-Height Tile Surround. Two additional generously sized Bedrooms, a 4-piece Bathroom, and convenient Upper-Floor Laundry complete this level. The Lower Level adds valuable flexibility with a spacious fourth Bedroom that can also function as a Home Office, Fitness Room, Guest Room, or Hobby Space. 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. The home's end-unit position and direct greenspace backing provide unobstructed views and added privacy rarely found in townhouse living. Ideally located in Sage Hill, this home offers easy access to parks, playgrounds, walking paths, public transit, and a wide range of everyday amenities. T&T Supermarket, Walmart, and the public library are all approximately 3 minutes away, while Sage Hill Quarter, Beacon Hill Shopping Centre, Costco, and other major retailers are also close by. Quick access to Shaganappi Trail and Stoney Trail makes commuting throughout Calgary convenient. A rare opportunity to enjoy upgraded townhouse living with a Double Attached Garage, direct greenspace views, and an exceptional location in Sage Hill.