



GRASSROOTS
REALTY GROUP

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35 Sage Hill Manor NW
Calgary, Alberta

MLS # A2350726

\$525,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,455 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional family home in the highly sought-after community of Sage Hill, ideally tucked away at the end of a quiet cul-de-sac and situated on one of the neighbourhood's larger pie-shaped lots. Step inside to a bright and inviting main floor filled with natural light from expansive windows. The open-concept layout offers excellent flow between the living room, dining area, and kitchen, making everyday family living and entertaining effortless. The living room features a cozy gas fireplace, while the spacious kitchen offers a large sit-up island and a convenient built-in desk area. A main-floor powder room is thoughtfully located near the back entrance. Upstairs, the spacious primary bedroom offers a bright four-piece ensuite and a generous walk-in closet. A conveniently located laundry room and linen closet provide excellent functionality, while two additional well-sized bedrooms feature large closets and share a four-piece bathroom. The professionally renovated lower level offers incredible versatility and is currently designed as a spacious family and playroom. Complete with a stylish wet bar, bathroom, and ample storage, this level provides plenty of room for movie nights, kids' activities, a home gym, or a guest area. With two large egress windows already in place, the space could also be easily converted to accommodate an additional bedroom or suite, subject to the necessary requirements and approvals. Outside, the oversized pie-shaped lot provides plenty of room for kids and pets to play. The backyard features a large deck, raised garden planter, storage shed, and plenty of green space to enjoy throughout the warmer months. An oversized double detached garage provides excellent parking and storage. Located just around the corner from a neighbourhood playground and close to schools, shopping, transit, and major roadways,

this home offers an excellent combination of space, location, and value. A wonderful opportunity to make this welcoming Sage Hill home your own. Contact your favourite Realtor to book your private showing today!