



GRASSROOTS
REALTY GROUP

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58 Sage Hill Lane NW
Calgary, Alberta

MLS # A2352960

\$539,900

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,636 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Gentle Sloping, Level, Low Maintenance Landscape, Private, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

****Welcome to The Felix by Genesis Builder in the desirable NW Calgary community of Sage Hill!**** This stylish semi-detached home combines thoughtful design, modern finishes, and practical features to make everyday living comfortable and entertaining effortless. Step inside to a bright, open-concept main floor featuring 9-foot ceilings, modern lighting, sleek, stylish and white cabinetry, and elegant wrought-iron spindle railings. The well-appointed kitchen is designed to impress, with quartz countertops, stainless steel appliances, a durable Silgranit sink, a gas range, and plenty of workspace and storage—including an additional pantry-style closet. The spacious adjoining nook offers the perfect setting for everyday meals and hosting family and friends. Upstairs, you’ll find a big primary bedroom with its own ensuite bathroom and two generously sized bedrooms with a common 4-pc bathroom. The upper-level laundry room/ enclosed space features a large-capacity, front-load Whirlpool washer and dryer to simplify your daily routine. Looking for room to grow? The undeveloped basement features 9-foot ceilings and rough-in plumbing, giving you a head start on creating additional living space to suit your needs. Outside, enjoy the convenience of a gas line for your BBQ and a rear concrete parking pad. Located in family-friendly Sage Hill, this home offers easy access to shopping, schools, parks, and major roadways, making it easy to balance everyday errands with everything Calgary’s northwest has to offer. ****With its functional layout, thoughtful upgrades, and potential for future development, this model is a fantastic opportunity for first-time buyers, professionals, or anyone looking for a place to call home. Contact your favourite REALTOR® today to book your private showing!****

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