# \$549,900 - 105, 85 Sage Hill Heights Nw, Calgary

MLS® #A2195061

### \$549,900

4 Bedroom, 3.00 Bathroom, 1,516 sqft Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

Logel Homes presents its latest development in Sage Hill, featuring a double-car garage and four bedrooms in a generous 1,516 square feet (builder size). This north-facing residence is situated adjacent to the ravine, offering paved walking paths and direct access to nearby shopping. The layout features 2.5 bathrooms and is designed with high-quality finishes, including full-height cabinets and quartz countertops, complemented by beautiful, upgraded lighting fixtures. Enjoy the comfort of central air-conditioning, stainless steel appliances, and an abundance of natural light from the oversized windows and 9-foot ceilings on the main level. Outdoor living is enhanced with a covered rear deck. Ready for possession, this exceptional home comes with no HOA fees.



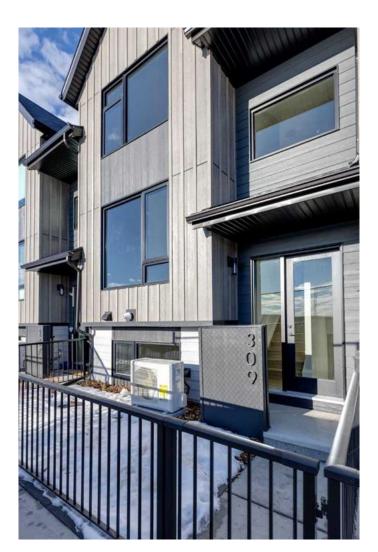
#### **Essential Information**

MLS® # A2195061
Price \$549,900
Bedrooms 4
Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,516 Acres 0.00 Year Built 2025





Type Residential

Sub-Type Row/Townhouse

Style 2 and Half Storey

Status Active

## **Community Information**

Address 105, 85 Sage Hill Heights Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 2E5

#### **Amenities**

Amenities Snow Removal

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener, Rear Drive

# of Garages 2

#### Interior

Interior Features Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters

Appliances Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR

Qualified Refrigerator, Microwave, Washer/Dryer

Heating ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, High

Efficiency, Humidity Control

Cooling Central Air

# of Stories 3

Basement None

#### **Exterior**

Exterior Features Private Entrance, Uncovered Courtyard

Lot Description Rectangular Lot, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Concrete, Wood Frame, Cement Fiber Board

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 17th, 2025

Days on Market 107

Zoning MC-2

**Listing Details** 

Listing Office RE/MAX Real Estate (Central)



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