

\$579,900 - 303, 85 Sage Hill Heights, Calgary

MLS® #A2182306

\$579,900

4 Bedroom, 2.00 Bathroom, 1,412 sqft

Residential on 0.00 Acres

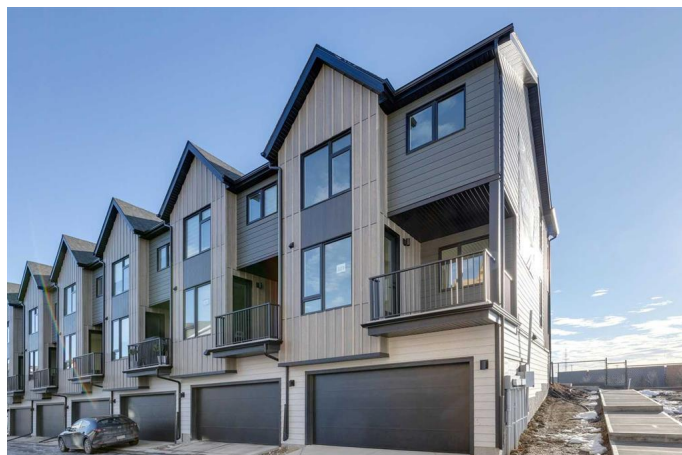
Sage Hill, Calgary, Alberta

Logel Homes, presents their latest development in Sage Hill, featuring a double car garage and 4 bedrooms in a generous total of 1,647 square feet(builder size). This southeast-facing end unit overlooks an environmental reserve, providing breathtaking views. The layout includes 2.5 bathrooms and is designed with high-quality finishes such as full-height cabinets, quartz countertops, and complemented by beautiful, upgraded lighting fixtures. Enjoy the comfort of central air-conditioning, stainless-steel appliances, abundant natural light from the oversized windows and 9-foot ceilings on the main level. Outdoor living is enhanced with a front patio and a covered rear deck. Ready for possession, this exceptional home comes with no HOA fees.

Built in 2024

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2182306 |
| Price | \$579,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,412 |



| | |
|------------|---------------|
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 303, 85 Sage Hill Heights |
| Subdivision | Sage Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3R 1J1 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Park |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Quartz Counters |
| Appliances | Central Air Conditioner, Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave |
| Heating | Forced Air, Natural Gas, ENERGY STAR Qualified Equipment |
| Cooling | Central Air |
| # of Stories | 3 |
| Basement | None |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony |
| Lot Description | Environmental Reserve |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | December 7th, 2024 |
| Days on Market | 154 |
| Zoning | MC-2 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.