

# \$574,900 - 309, 85 Sage Hill Heights, Calgary

MLS® #A2182732

**\$574,900**

4 Bedroom, 2.00 Bathroom, 1,412 sqft  
Residential on 0.00 Acres

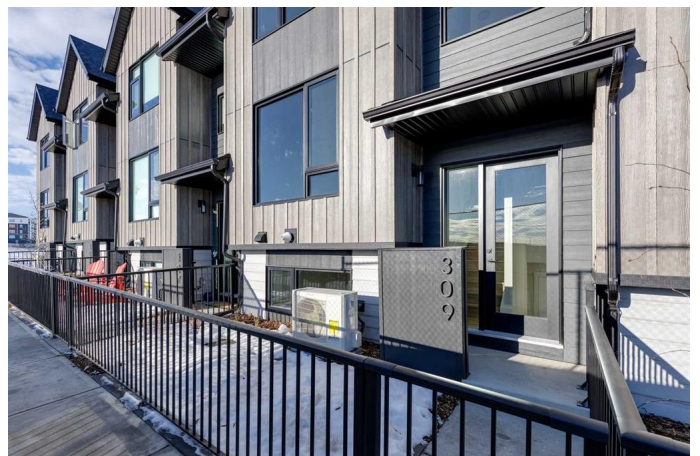
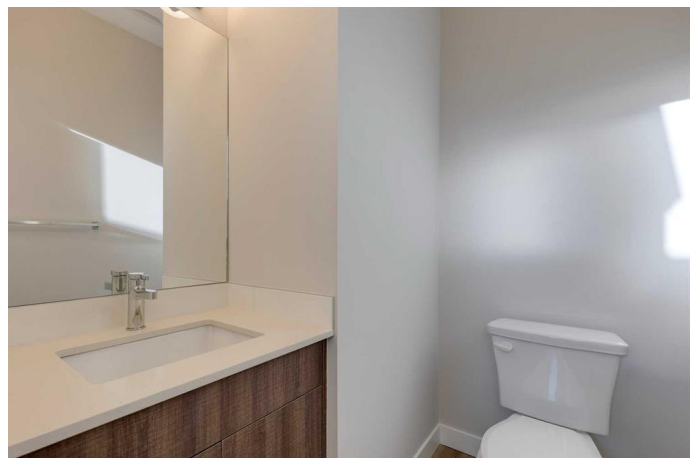
Sage Hill, Calgary, Alberta

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 residence 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, and an abundance of 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® #	A2182732
Price	\$574,900
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	309, 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	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas
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 119

Zoning MC-2

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.