\$649,900 - 47 Sage Hill Lane Nw, Calgary

MLS® #A2214875

\$649,900

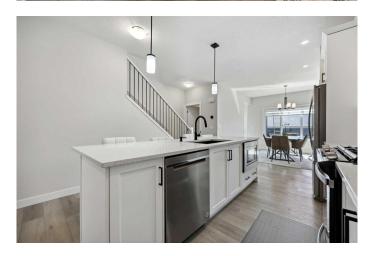
3 Bedroom, 3.00 Bathroom, 1,821 sqft Residential on 0.06 Acres

Sage Hill, Calgary, Alberta

** Great Value ** Solar Panels ** Double Garage ** 1820+ Sq Ft of living space ** 3 Bedroom home ** Immaculately maintained, almost brand new, bright and open plan. Modern design 2-story home in the heart of the vibrant Sage Hill community. GOURMET KITCHEN - CHEF'S DELIGHT! Custom features include upgraded classic white shaker-style cabinet doors, an efficient family-approved layout with stainless steel appliances (gas stove), a central island with a flush eating bar, an under-mount black granite sink, quartz countertops, custom black backsplash tile, and an OTR stainless steel hood fan. Spacious dining room and great room bookend the open living area, all with 9-foot ceilings. The larger floor plan offers a front office/den, an oversized front foyer, a mud room, a staircase with railings, and a landing. Super bright design!! All flooring is upgraded with luxury vinyl wood-style flooring on the main floor, tile floors in the upper baths, high-quality carpet on the stairs, a bonus room, and bedrooms. BONUS: The upstairs bonus room is perfect for a home office, spare bedroom, or extra TV room. Three generously sized bedrooms & 2.5 bathrooms. NOTE: The primary bedroom offers a private 5-piece ensuite with dual sinks, quartz counters & big walk-in closet. Other upgrades include an unspoiled basement with high ceiling, oversized windows, a rough-in bathroom, and a 22' x 20' double-car garage with room for extra street parking out front. Excellent curb







appeal with a covered front porch, 15' x 15' wood deck, fully landscaped with partial fencing complete. Available for a Summer 2025 possession date. Please feel free to call your friendly REALTOR(R) to view.

Built in 2023

Essential Information

MLS® # A2214875 Price \$649,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,821 Acres 0.06 Year Built 2023

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 47 Sage Hill Lane Nw

Subdivision Sage Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3R 2B3

Amenities

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Garage Faces Rear,

Side By Side

of Garages 2

Interior

Interior Features Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen

Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting,

Storage, Vinyl Windows, Walk-In Closet(s), Smart Home

Appliances Central Air Conditioner, Garage Control(s), Gas Stove, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Central, Forced Air

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Courtyard, Lighting, Private Yard, Rain Gutters

Lot Description Back Lane, Front Yard, Landscaped, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 25th, 2025

Days on Market 4

Zoning R-Gm

Listing Details

Listing Office Jayman Realty Inc.

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