

# \$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



### 47 SAGE HILL LANE NW

REC-A MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 907.33 Sq Ft. / 84.29 m²

UPPER LEVEL (AG) - 913.58 Sq Ft. / 84.87 m²

TOTAL ABOVE GRADE RMS SIZE - 1820.91 Sq Ft. / 169.16 m²



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
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	Island, Open Floorplan, Pantry, Walk-In Closet, Storage, Vinyl Windows, Wall-to-Wall Carpeting
Appliances	Central Air Conditioner, Gas Range, Dishwasher, Refrigerator, Washer/Dryer, Walk-In Fridge
Heating	Forced Air, Central
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished



## Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters, Courtyard
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	11
Zoning	R-Gm

## Listing Details

Listing Office	Jayman Realty Inc.
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