

111 Sage Hill Green NW
Calgary, Alberta

MLS # A2178259



\$749,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,841 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, No Neighbours Behind, Landscaped, Underg		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2x TV Mounts, California Closets, Closet Organizers in the primary bedroom and second bedroom, Built-in bookshelf in the hallway between the bedrooms

Welcome to this beautifully appointed, fully finished home nestled across from lush green space and not one but two parks! This residence offers a rare combination of space, style, and convenience, complete with a large, landscaped yard perfect for relaxation and outdoor enjoyment. Inside, you'll find 4 spacious bedrooms, 3.5 bathrooms, two living rooms, and a massive bonus room—ideal for family gatherings or entertainment. The main level offers an inviting, open floor plan with 9' ceilings and diagonally laid hardwood flooring. The kitchen features granite countertops, a generous dining area, a raised bar and a built-in kitchen hutch - the perfect spot for your coffee bar. Cozy up by the elegant fireplace in the main floor living room, where large, bright windows offer stunning views of the expansive backyard. Step into your private oasis with a spacious, pie-shaped backyard that sets this home apart. This large yard is perfect for gatherings, playtime, and relaxation, featuring a beautifully designed, expansive deck, ideal for entertaining or quiet evenings outdoors. There's a thoughtfully fenced-off dog run for pet lovers, ensuring your furry friends have a dedicated space. A sizable mudroom and a private half bath complete the main floor. Upstairs, your spacious primary suite accommodates a king-sized bed, with a 4-piece en-suite with custom storage organization in the walk-in closet from California closets. The grand bonus room is perfect for movie nights and provides plenty of space for the whole family. Two additional bedrooms and a 4-piece bath complete this level. The professionally finished basement includes another cozy living room, a large 4th bedroom, and a 3-piece bath, ensuring there's room for everyone. This home has must-have features: a built-in speaker system throughout, Vacu-Flo, a dog run, and an underground

sprinkler system in the beautifully landscaped yard. Sage Hill offers an ideal location with excellent access to major routes like Stoney Trail and Deerfoot Trail, making commutes a breeze. The community is close to the airport, CrossIron Mills, and 3 convenient shopping centers, ensuring all your needs are just minutes away. Located within walking distance of top-rated schools, this home offers both convenience and a prime location for your family. Don't miss your chance to own this fully developed home in an unbeatable location! Book your private viewing today!