

\$569,900 - 303, 85 Sage Hill Heights, Calgary

MLS® #A2182306

\$569,900

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 | \$569,900 |
| 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 | Quartz Counters, Breakfast Bar, Built-in Features |
| 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 | 181 |
| Zoning | MC-2 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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