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

MLS® #A2182306

## \$569,900

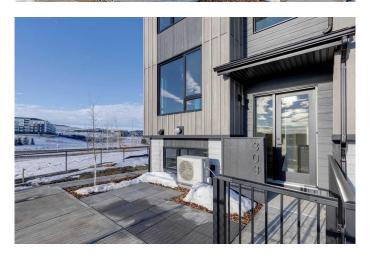
4 Bedroom, 2.00 Bathroom, 1,412 sqft Residential on 0.00 Acres

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

Bedrooms

#### **Essential Information**

MLS® # A2182306 Price \$569,900

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 Breakfast Bar, Built-in Features, Quartz Counters

Appliances Microwave, Central Air Conditioner, Electric Range, ENERGY STAR

Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage

Control(s)

Heating Natural Gas, ENERGY STAR Qualified Equipment, Forced Air

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 189

Zoning MC-2

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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