



GRASSROOTS
REALTY GROUP

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105, 85 Sage Hill Heights NW
Calgary, Alberta

MLS # A2231467



\$549,900

Division:	Sage Hill		
Type:	Residential/Five Plus		
Style:	2 and Half Storey		
Size:	1,516 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Rear Drive		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control	Water:	Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	N/A		

Logel Homes presents its latest development in Sage Hill, featuring a double-car garage and four bedrooms in a generous 1,516 square feet (builder size). This north-facing residence is situated adjacent to the ravine, offering paved walking paths and direct access to nearby shopping. The layout features 2.5 bathrooms and is designed with high-quality finishes, including full-height cabinets and quartz countertops, complemented by beautiful, upgraded lighting fixtures. Enjoy the comfort of central air-conditioning, stainless steel appliances, and an abundance of natural light from the oversized windows and 9-foot ceilings on the main level. Outdoor living is enhanced with a covered rear deck. Ready for possession, this exceptional home comes with no HOA fees.