



GRASSROOTS
REALTY GROUP

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**188 Sage Hill Heights NW
Calgary, Alberta**

MLS # A2243175

\$789,900



Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,214 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Discover the final newly constructed detached home available in Sage Hill Crest, NW Calgary. Positioned on a premium corner lot, this residence features a sunny walkout basement and is equipped with rough-ins for a potential future development (subject to City of Calgary approval). Large windows and an elevated location offer abundant natural light throughout. The open-concept main floor includes a modern kitchen, electric fireplace, and a dedicated office space. The upper level features a central bonus room with architectural detailing, separating the primary bedroom from two secondary bedrooms. This home is conveniently located within a 5-minute walk of T&T Supermarket, Walmart, and a variety of retail shops and restaurants. Nearby amenities also include walking paths and a proposed City of Calgary transit hub and library down the road. Live in a vibrant, established community that's almost completely developed!