



GRASSROOTS
REALTY GROUP

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34 Sage Hill Lane NW
Calgary, Alberta

MLS # A2244625



\$728,888

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,814 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Motorized Blinds		

Welcome to this beautifully designed semi-detached home with LEGAL BASEMENT SUITE in the highly desirable and family-friendly community of Sage Hill. Built in 2023, this modern 2-storey home offers over 1800 SQFT of developed living space, including a legal 2-bedroom basement suite with a separate entrance — perfect for extended family or rental income. Situated on a 2,529 SQFT lot, this home boasts 5 spacious bedrooms, 3.5 bathrooms, a double detached garage, and thoughtful upgrades throughout. The open-concept main floor features a large foyer, functional office space, a bright living area, and a stunning kitchen complete with granite countertops, an oversized island, built-in refrigerator, gas cooktop, wall oven, and modern cabinetry. The dining area flows seamlessly into the backyard, ideal for entertaining. The 9-ft ceilings on both the main and upper floors paired with extra tall 8-ft doors and oversized windows provide tons of natural light and an airy atmosphere. Upstairs, you'll find 3 bedrooms, including a generous primary suite with a tray ceiling, 5-piece ensuite (soaker tub + shower), double vanity, and walk-in closet. A central loft/bonus room and laundry room complete the upper floor. The fully finished LEGAL BASEMENT SUITE includes 2 bedrooms, a full 4-piece bathroom, a full kitchen with appliances, a game/living area, separate laundry, and a private exterior entrance — making it a turn-key income suite or multi-generational setup. Additional features include: Motorized blinds Quartz/granite countertops throughout Laminate & tile flooring (no carpet on main) Modern built-in features Double vanity and walk-in closets in multiple bedrooms Concrete-paved driveway Located near parks, pathways, shopping, transit, and schools, this home offers a rare opportunity to own a legally suited, move-in ready property in NW

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