



**405, 85 Sage Hill Heights NW
Calgary, Alberta**

MLS # A2257789



\$529,000

Division: Sage Hill

Type: Residential/Five Plus

Style: Townhouse

Size: 1,333 sq.ft. **Age:** 2024 (2 yrs old)

Beds: 4 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: -

Lot Feat: Environmental Reserve

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 335

Basement: None

LLD: -

Exterior: Wood Frame

Zoning: M-G

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

This home, constructed by Logel Homes— an award-winning builder recognized as Calgary's most decorated multi-family developer—is situated in Sage Hill and offers a blend of quality and functionality. The residence is thoughtfully designed for both comfort and convenience. It includes four bedrooms and 2.5 bathrooms, providing ample space for families or guests. The southeast-facing orientation ensures abundant natural light throughout the home, enhanced by oversized windows and 9-foot ceilings on the main level. Residents enjoy breathtaking views overlooking an environmental reserve, bringing a sense of tranquility to everyday living. High-quality finishes are featured throughout, including full-height cabinets, elegant quartz countertops, beautiful, upgraded lighting fixtures, and stainless-steel appliances. Both a front patio and a covered rear deck extend the living space outdoors, perfect for relaxation and entertaining. This home is ready for possession and comes with no HOA fees, providing added value and flexibility for future homeowners. This house shows 10/10. Don't miss your chance to call it yours!