



**GRASSROOTS**  
REALTY GROUP

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127 Sage Hill Way NW  
Calgary, Alberta

MLS # A2257946



**\$679,999**

|           |                                                          |        |                   |
|-----------|----------------------------------------------------------|--------|-------------------|
| Division: | Sage Hill                                                |        |                   |
| Type:     | Residential/House                                        |        |                   |
| Style:    | 2 Storey                                                 |        |                   |
| Size:     | 1,695 sq.ft.                                             | Age:   | 2010 (15 yrs old) |
| Beds:     | 5                                                        | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Detached                                   |        |                   |
| Lot Size: | 0.08 Acre                                                |        |                   |
| Lot Feat: | Back Lane, Back Yard, Low Maintenance Landscape, Private |        |                   |

|             |                                                                                                                                     |            |      |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                                                                                          | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                                      | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                     | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                                                      | LLD:       | -    |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                                                     | Zoning:    | R-1N |
| Foundation: | Poured Concrete                                                                                                                     | Utilities: | -    |
| Features:   | Breakfast Bar, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s) |            |      |

Inclusions: N/A

Welcome to this beautifully maintained detached home in the sought-after community of Sage Hill. Offering 5 spacious bedrooms and 4 bathrooms, this property is the definition of turn-key living! Meticulously cared for, it shows true pride of ownership throughout. Recent updates include a brand new roof (2025) and upgraded siding, giving the exterior a fresh, modern look. Inside, the fully developed basement adds valuable living space, bringing the total to over 2,100 square feet, perfect for families of all sizes. The low-maintenance backyard is ideal for relaxing or entertaining, featuring upgraded concrete work and high-quality turf for a clean, polished look year-round. Whether you're upsizing or looking for a move-in-ready home in a thriving neighborhood, this Sage Hill gem is a must-see.