

1-833-477-6687 aloha@grassrootsrealty.ca

34 Sage Hill Lane NW Calgary, Alberta

MLS # A2260399



\$678,888

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: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Laminate Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Vinyl Siding R-GM Foundation: **Poured Concrete Utilities:**

Features: Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wood Windows

Inclusions:

N/A

Welcome to this stunning semi-detached home with a LEGAL BASEMENT SUITE in the highly sought-after, family-friendly community of Sage Hill. Built in 2023, this modern 2-storey property offers over 1,800 sq. ft. of well-planned living space, thoughtfully designed for both comfort and versatility. With 5 bedrooms, 3.5 bathrooms, and a double detached garage, this home is perfect for families or those looking for an excellent income-generating opportunity. The main floor greets you with a spacious foyer and a versatile office space, leading into an open-concept living area filled with natural light. The chef-inspired kitchen features granite countertops, an oversized island, built-in refrigerator, gas cooktop, wall oven, and sleek modern cabinetry. The dining area flows seamlessly into the backyard, making it ideal for gatherings and entertaining. With 9-ft ceilings on both the main and upper levels, 8-ft doors, and oversized windows, the home feels bright, open, and inviting. Upstairs, discover 3 well-sized bedrooms, including a luxurious primary suite with a tray ceiling, 5-piece ensuite with soaker tub and shower, double vanity, and a walk-in closet. A central loft/bonus room and convenient upper-floor laundry add to the functionality of the layout. The fully developed LEGAL BASEMENT SUITE, complete with its own private entrance, offers 2 bedrooms, a full 4-piece bathroom, a well-equipped kitchen, a cozy living/game area, and its own laundry — perfect for multi-generational living or as a mortgage helper. Notable upgrades include motorized blinds, guartz/granite countertops throughout, laminate and tile flooring, built-in features, double vanities, multiple walk-in closets, and a concrete-paved driveway. Situated on a 2,529 sq. ft. lot in one of NW Calgary's fastest-growing neighborhoods, this home is close to parks, pathways, schools, shopping, and transit. Offering a rare

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blend of modern design, functionality, and legal suite potential, this property is truly move-in ready and a must-see.