



GRASSROOTS
REALTY GROUP

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

60 Sage Hill Point NW
Calgary, Alberta

MLS # A2265466



\$639,900

Division:	Sage Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,556 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot, Treed		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: Curtains, All Shelving Attached, Play Set in Backyard, Outdoor Shed, Privacy Screen, TV Wall Mount(s), Baseboard Heating in Basement, Garage Shelving

OPEN HOUSE SUNDAY 12PM - 2PM - Welcome to this beautifully maintained HALF DUPLEX located on a quiet CUL-DE-SAC in the sought-after community of Sage Hill. With a DOUBLE ATTACHED GARAGE and a BRAND NEW ROOF, VINYL SIDING, and soon-to-be-replaced eavestroughs, this home offers both peace of mind and exceptional curb appeal. Step inside to an inviting main floor featuring a functional layout and a well-appointed kitchen with GRANITE COUNTERTOPS and a PANTRY, ideal for home chefs. The OPEN-CONCEPT design seamlessly connects the kitchen, dining, and living areas, creating the perfect space for everyday living and entertaining. Upstairs, you'll find three spacious bedrooms that all have WALK-IN CLOSETS, including the primary bedroom complete with a CEILING FAN, 4-piece ENSUITE with a SOAKING TUB and STAND ALONE SHOWER. The convenient UPPER-FLOOR LAUNDRY makes chores a breeze, while the main 4-piece guest bathroom features stylish QUARTZ COUNTERTOPS. The FULLY FINISHED BASEMENT offers a versatile REC ROOM, perfect for movie nights, a home gym, or play area. There's also a BATHROOM ROUGH-IN where the storage shelves are located, along with BASEBOARD HEATING to keep the lower level cozy year-round. Enjoy the outdoors in your HUGE, SOUTH-FACING, PIE-SHAPED BACKYARD—a true retreat with lots of TREES, a PRIVACY SCREEN, OUTDOOR SHED, and PLAY SET, offering plenty of space for kids, pets, and gatherings. Additional features include AIR CONDITIONING and a NEW HOT WATER TANK (2023) for year-round comfort and efficiency. Ideally located near pathways, parks, and shopping amenities, this Sage Hill gem is the perfect blend of comfort, function, and family living.

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