



GRASSROOTS
REALTY GROUP

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71 Sage Hill Way NW
Calgary, Alberta

MLS # A2265968



\$629,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,548 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks		

Inclusions:	n/a
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What a find! Tucked on a quiet street in vibrant Sage Hill, this charming 2-storey blends modern comfort with warm character. Enjoy the evening sunshine on the front porch, then step inside to a terrific open-concept main floor: a large foyer leads to the central kitchen with tons of counters, corner pantry and stainless appliances. The spacious dining area easily hosts big family gatherings, while the stunning living room features a vaulted ceiling and cozy gas fireplace. A convenient office/flex room and a privately located half bath complete the main. Upstairs you'll find 3 bedrooms, 2 full baths and a highly practical 2nd-floor laundry with hanging & folding space. The primary retreat includes a walk-in closet and a bright ensuite. Out back, enjoy an expansive deck and a low-maintenance yard. A rare bonus: an oversized double garage. Major exterior upgrades include brand-new flooring in living room (2025); new garage built in 2023. All this within minutes to amenities in NW Calgary—extensive shopping, parks, playgrounds, reputable schools and a beautiful pathway system right down the street. Don't miss this ideal family home—book your private showing today!