



GRASSROOTS
REALTY GROUP

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187 Sage Hill Green NW
Calgary, Alberta

MLS # A2269245



\$690,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,830 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, No Neighbours Behind, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: NA

Welcome to this beautifully finished family home in sought-after Sage Hill. Step into a spacious foyer with a full closet, then into a bright living room centered around a cozy gas fireplace. The adjoining dining area opens through to an east-facing backyard—perfect for sunny morning coffee—complete with a deck and patio for effortless entertaining. The gourmet kitchen impresses with granite countertops, stainless steel appliances, a gas range, and ample storage. A functional mud room with sink and main-floor laundry, plus a convenient 2-piece bath, complete this level. Upstairs, a generous bonus room offers flexible space for movie nights or a home office. Three bedrooms include a serene primary retreat with a walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, an oversized shower, and a corner jetted tub. A well-appointed 4-piece main bath serves the additional bedrooms. The professionally developed lower level extends your living space with a comfortable recreation room, a fourth bedroom, and another full 4-piece bathroom—ideal for guests or teens. Outside, enjoy a fully landscaped, extra-deep 142' lot with no direct rear neighbors, providing privacy and room to play. Notable upgrades include 9' knockdown ceilings, rich hardwood flooring, a newer A/C unit, high-efficiency furnace, large hot water tank, and a finished garage. With quick access to schools, parks, pathways, transit, and all the shops and dining of Sage Hill, this is the complete package—stylish, functional, and move-in ready.