



**GRASSROOTS**  
REALTY GROUP

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## 9 Sage Hill Landing NW Calgary, Alberta

**MLS # A2272542**



**\$779,900**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,354 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, French Door, No Smoking Home		

**Inclusions:** Telus security system

**\*\*OPEN HOUSE: SUNDAY, JANUARY 11, FROM 10AM TO 1PM\*\*** You've been dreaming of a home where the kids can spread out, evenings feel calm, and the view is something you never take for granted. With Ravine views, this Sage Hill home gives your family that rare peace&mdash;without losing space or style. The EXECUTIVE DEN is tucked at the front of the home, giving you a private spot to think, work, or recharge behind FRENCH DOORS and the glow of the TWO-WAY FIREPLACE. The kitchen is where life happens&mdash;FRESHLY PAINTED WHITE CABINETS, GRANITE COUNTERS, GAS RANGE, and an OVERSIZED ISLAND built for school lunches, gatherings, and weekend baking. The clean white cabinetry and natural light make the whole space feel brighter and more uplifting. Upstairs, the UPPER LOUNGE becomes movie-night central, complete with a BUILT-IN Centre, custom desk, and a real laundry room with storage & a sink. Your KING & QUEEN SUITE feels like a boutique hotel with a MAKEUP STATION, SPA-STYLE SHOWER, big Walk in Closet, and private water closet. The FULLY DEVELOPED BASEMENT adds a bedroom, bathroom, fresh paint, and storage, perfect for teens, guests, or extended family. But nothing beats evenings on your COMPOSITE DECK. WEST-FACING SUNSETS over the ravine mean quiet nights, big skies, and privacy you'll feel every day. With AC for the warm summer, tucked in a quiet cul-de- sac, and steps to playgrounds, lakes, pathways, and transit&mdash;this is where family life is perfect. Don't miss this one!