



**65 Sage Hill Landing NW  
Calgary, Alberta**

**MLS # A2277763**



**\$750,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,849 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
<b>Inclusions:</b>	Gazebo, Shed, bidets		

Nestled in Sage Hill, one of NW Calgary's best family communities, awaits your 1849 square foot home with new exterior and the backyard of your dreams. Meticulously kept and fully developed, this 3 bedroom, 3.5 bathroom property is a must-see. Situated on an expansive 6544 SQUARE FOOT LOT at the end of a QUIET CUL-DE-SAC - this home is a unique opportunity for those seeking privacy! Upon arriving, the grand curb appeal of the curving driveway will surely impress. You'll feel a sense of home as you enter the spacious open concept living room and kitchen - filled with light from SOUTH FACING WINDOWS. Beautifully updated finishes and neutral colours pair well with the classic hardwood floors making this an inviting space to call home. Gather with your family for a cozy night in by the GAS FIREPLACE complete with a stone feature wall, or entertain your guests at the large island - the perfect layout for socializing. The large kitchen features stainless steel appliances plus NEW BACKSPLASH AND QUARTZ COUNTERTOPS. Upstairs, you'll find 3 large bedrooms and a spacious bonus room - the perfect place to relax with your family. The owner's retreat overlooks the backyard and comes complete with a soaker tub and closet with custom organizers. To top it off, this property has been PROFESSIONALLY LANDSCAPED WITH TALL TREES to add to the privacy, and an EXTRA LARGE TWO TIERED DECK complete with a gazebo. Heading downstairs to the FRESHLY PAINTED BASEMENT, you'll love the open concept development, allowing space for all of your activities or ample room for a future bedroom. A walk-in closet/storage, under the stairs storage, and a full bathroom complete this level. Completing the property is the attached double garage with ample parking space for larger vehicles, plus overhead

storage racks. Special features include AIR CONDITIONING, noise cancelling kitchen window with a black out blind, MAIN FLOOR LAUNDRY, plus a NEW ROOF, SIDING, SOFFITS, AND FACIA IN 2024. This owner occupied home has been lovingly maintained and thoughtfully updated - move right in! Truly a gem - Call your Realtor for a private showing.