



**35 Sage Hill Way NW
Calgary, Alberta**

MLS # A2287449



\$539,900

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,214 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Laminate Counters, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Set on a quiet street in the vibrant community of Sage Hill, this beautifully maintained 3+1 bedroom, 2.5 bath two-storey home delivers a perfect blend of comfort, functionality, and everyday style. From the welcoming exterior to the thoughtfully designed interior, this residence offers a warm and inviting atmosphere that's ideal for modern family living. Step inside to a bright tiled foyer that opens into a comfortable family room, where a natural gas fireplace creates a cozy focal point, framed by built-in niches and a large picture window that fills the space with natural light. The open-concept layout flows seamlessly into the generous kitchen and dining area, designed for both daily living and effortless entertaining. Rich dark cabinetry provides ample storage and is complemented by upgraded stainless steel appliances, including a gas stove. A central island offers additional prep space and casual seating, while hardwood flooring and a convenient 2-piece powder room complete the main level. Upstairs, you'll find three well-proportioned bedrooms, including a relaxing primary retreat featuring a walk-in closet and a private 3-piece ensuite. The ensuite showcases a fully tiled shower with a built-in bench and rain shower, creating a comfortable space to unwind. A full 4-piece bathroom serves the additional bedrooms, offering practicality for growing families or guests. The fully developed lower level expands the home's versatility with a spacious recreation room, a fourth bedroom, a 4-piece bathroom, and abundant storage options, including a dedicated laundry area—perfect for hobbies, guests, or additional family space. Outside, the large fenced backyard presents endless possibilities for outdoor enjoyment, whether you envision summer gatherings, a play space, or future landscaping projects. Located in the sought-after community of Sage

Hill, residents enjoy access to an exceptional range of amenities including nearby schools, scenic walking paths, parks, playgrounds, and extensive shopping and dining options. With quick connections to major roadways, everyday conveniences and commuting routes are always within easy reach. Offering space, thoughtful design, and a prime location in one of northwest Calgary's most desirable neighbourhoods, this home presents an outstanding opportunity to enjoy comfortable living in a thriving community.