



**58 Sage Hill Heights NW
Calgary, Alberta**

MLS # A2294372



\$850,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,511 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Presenting a rare opportunity for both luxurious family living and savvy secondary income potential—this immaculate 2022-built detached home features a private side entrance, perfectly positioned just steps from major amenities, bus routes, and future development in the heart of Sage Hill. Already future-proofed for a legal suite, the basement comes complete with kitchen, washroom, laundry rough-ins as well as TWO (2) separate furnaces—making it effortless and cost-effective to develop a legal suite. Step inside to discover over 2,510 square feet of sophisticated above-grade space, where a versatile main floor bedroom with a full bathroom offers the perfect setup for guests, multi-generational family, or potential rental income. The open-concept main level impresses with tall doors and a lovingly designed chef's kitchen boasting quartz countertops, a generous island, and a separate spice kitchen for culinary enthusiasts, all flowing seamlessly into the living room anchored by a cozy fireplace. Upstairs, a rare dual master suite concept provides two luxurious primary retreats, complemented by two additional spacious bedrooms and a versatile bonus room. Every inch of this turn-key property showcases premium upgrades and meticulous design, all backing onto a quiet street in one of Calgary's most sought-after northwest communities. Beyond your doorstep, enjoy unparalleled convenience with a major shopping plaza—featuring T&T and Walmart Supercenter—within walking distance, Costco just 10 minutes away, and top-rated schools including Our Lady of Grace and Bearspaw Christian School less than a 5-minute drive. This is modern family living, reimagined.